



63 Kingswinford Road,  
Dudley, DY1 2ES

**Taylors**



# 63 Kingswinford Road, Dudley, DY1 2ES

*SUBSTANTIALLY EXTENDED,  
TRADITIONAL STYLE, SEMI-DE-  
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
  - Ground Floor Shower Room
- Bay Fronted Dining Room - 12' 8" x 9' 9" (3.86m x 2.97m)
- Attractive Sitting Room - 14' 0" x 10' 1" (4.26m x 3.07m)
- Modern Kitchen - 11' 2" x 6' 8" (3.40m x 2.03m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 10' 8" x 10' 2" (3.25m x 3.10m)
  - Bedroom 2 - 13' 7" x 8' 6" (4.14m x 2.59m)
  - Bedroom 3 - 9' 10" x 6' 9" (2.99m x 2.06m)
- White Suite House Bathroom - 7' 9" x 5' 5" (2.36m x 1.65m)
- OUTSIDE
  - Driveway
  - Large Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



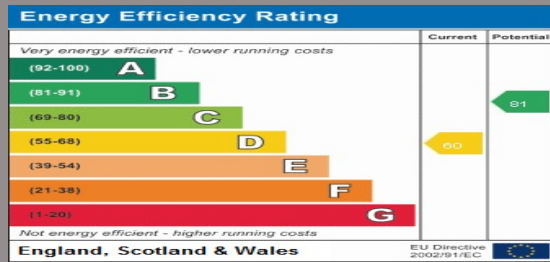
This VERY WELL PRESENTED & ATTRACTIVELY MAINTAINED, CHARACTERFUL & BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has LOVELY DISTANT FRONTAL VIEWS & RUSSELLS HALL HOSPITAL within walking distance and furthermore encompasses a VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED LAYOUT of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more discerning first time buyers. This MOST APPEALING FAMILY HOME also has an EXTENSIVE RANGE of POPULAR SCHOOLING & AMENITIES close by and in brief is seen to comprise: Reception Hall, Bay Fronted Dining Room, Attractive Rear Sitting Room, Modern Well Fitted Kitchen, Well Appointed Ground Floor Shower Room, Landing, Three Well Proportioned First Floor Bedrooms & White Suite House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING & Large Rear Garden. EPC: D / Council Tax Band: B.

**BHS9884**

MISREPRESENTATION ACT 1967

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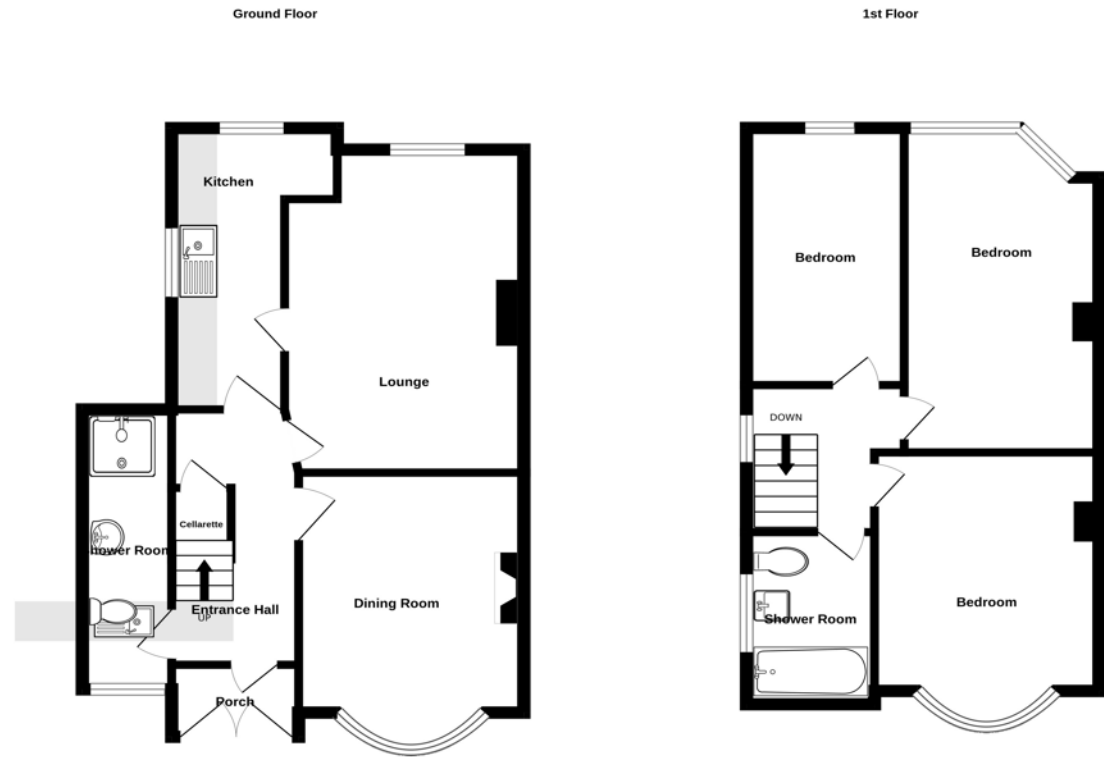
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Kingswinford Rd, Dy1 2es

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