



20 Orchard Road,
Dudley Wood, DY2 0DN

Taylor's

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*TREMENDOUSLY SPACIOUS &
THOUGHTFULLY IMPROVED, VERY WELL
PROPORTIONED, END-OF-TERRACE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Hallway
 - Sitting Room - 15' 5" x 15' 2" (4.70m x 4.62m)
 - Kitchen - 11' 8" x 9' 4" (3.55m x 2.84m)
 - Dining Room Area - 11' 10" x 9' 4" (3.60m x 2.84m)
 - Rear Hall
 - Ground Floor Bathroom - 5' 9" x 4' 8" (1.75m x 1.42m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 6" x 11' 9" (3.81m x 3.58m)
 - Bedroom 2 - 11' 10" x 8' 10" (3.60m x 2.69m)
 - Bedroom 3 - 9' 6" x 8' 7" (2.89m x 2.61m)
 - Bedroom 4 - 8' 7" x 8' 3" (2.61m x 2.51m)
 - First Floor Shower Room - 7' 9" x 5' 5" (2.36m x 1.65m)
- OUTSIDE
 - Driveway
 - Large 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.

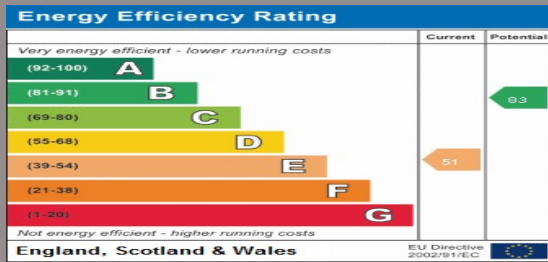


This TREMENDOUSLY SPACIOUS & THOUGHTFULLY IMPROVED, VERY WELL PROPORTIONED, FOUR BEDROOM, END-OF-TERRACE RESIDENCE is PLEASANTLY SITUATED within this SOUGHT AFTER RESIDENTIAL LOCATION, which has SALTWELLS NATURE RESERVE, MUSHROOM GREEN CONSERVATION AREA & a FANTASTIC ARRAY of POPULAR SCHOOLING close by and furthermore offers a MOST APPEALING & VERY LARGE LAYOUT of accommodation, of which is PERFECTLY SUITED for FAMILIES. This GOOD SIZED PROPERTY must be viewed at the EARLIEST OPPORTUNITY and in brief is seen to comprise: Entrance Porch, Reception Hallway, Attractive & Spacious Sitting Room, Well Fitted Kitchen being OPEN PLAN to Dining Room Area, Rear Hall, Modern Ground Floor Bathroom, Landing, Four Good Sized First Floor Bedrooms & Well Appointed First Floor Shower Room. Furthermore with Driveway which provides Off Road Parking, Lawned Fore Garden, Large Rear Garden, Gas Central Heating & Majority Double Glazing. Tenure: Freehold. EPC: E/Council Tax Band: A. All main services connected. Construction: Standard. Broadband/ Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. BHS10051

MISREPRESENTATION ACT 1967

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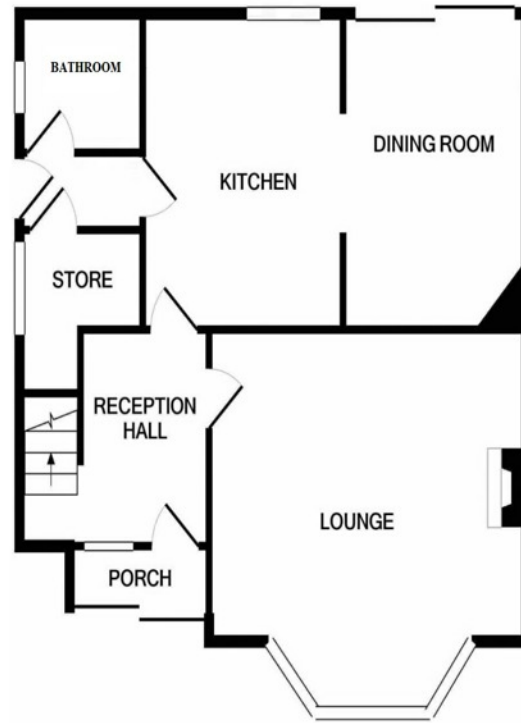
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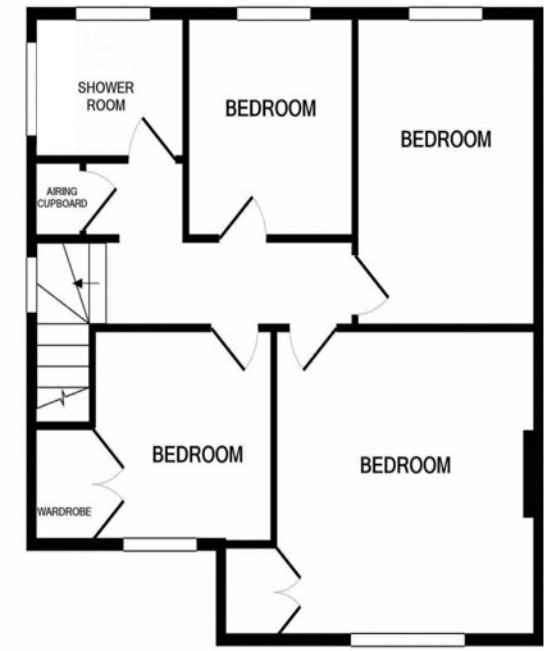


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Offices at:
 KINGSWINFORM HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

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