



17 Sunningdale Drive,
Tividale, B69 1PX

Taylors

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*BEAUTIFULLY MAINTAINED &
THOUGHTFULLY ENLARGED, DE-
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Reception Hall
 - Sitting Room - 14' 2" x 12' 9" (4.31m x 3.88m)
 - Dining Room - 10' 1" x 8' 6" (3.07m x 2.59m)
- Delightful Conservatory - 8' 7" x 8' 6" (2.61m x 2.59m)
 - Kitchen - 8' 9" x 8' 4" (2.66m x 2.54m)
 - Utility / Laundry
 - Guests Cloakroom
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 7" x 11' 5" (3.83m x 3.48m)
 - Bedroom 2 - 11' 5" x 10' 5" (3.48m x 3.17m)
 - Bedroom 3 - 7' 7" x 6' 7" (2.31m x 2.01m)
- Stunning Shower Room - 8' 1" x 5' 5" (2.46m x 1.65m)
 - OUTSIDE
 - Driveway
 - Garage (With Workshop to rear)
 - Lovely Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAIL-
ABLE 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.

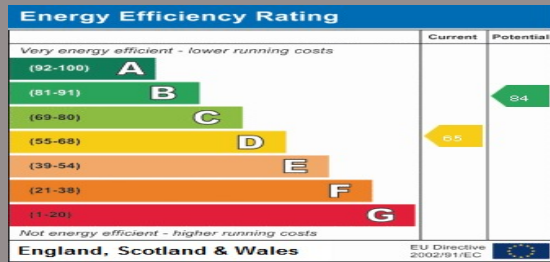


This BEAUTIFULLY MAINTAINED & THOUGHTFULLY ENLARGED, SUPERBLY PROPORTIONED, THREE BEDROOM, DETACHED RESIDENCE is DELIGHTFULLY SITUATED towards the head of this SOUGHT AFTER CUL-DE-SAC, not far from an OUTSTANDING ARRAY of LOCAL SCHOOLING & Dudley Town Centre (along with all of its extensive amenities & transport links). This VERY WELL PRESENTED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES and together with encompassing a relatively spacious & most appealing layout with both double glazing & gas central heating, in brief comprises: Entrance Porch, Hallway, Pleasant Front Sitting Room, Separate Dining Room, Delightful Conservatory, Superb Well Fitted Kitchen, Utility / Laundry, Guests Cloakroom, Landing, Three Well Proportioned First Floor Bedrooms & Stunning Re-Appointed Shower Room. Furthermore with Pretty Lawned Fore Garden, Block Paved Driveway which provides OFF ROAD PARKING, Garage with Workshop to the rear & Secluded / Established Rear Garden. Freehold. EPC: D. Council Tax Band: D. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. BHS10072

MISREPRESENTATION ACT 1967

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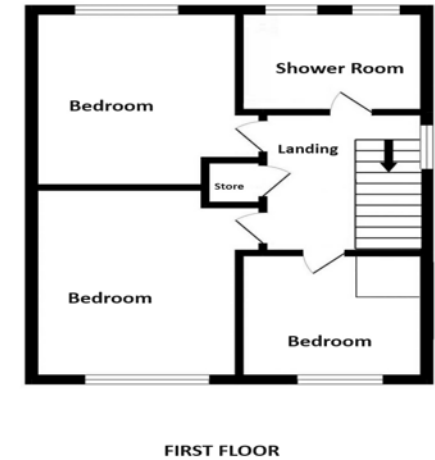
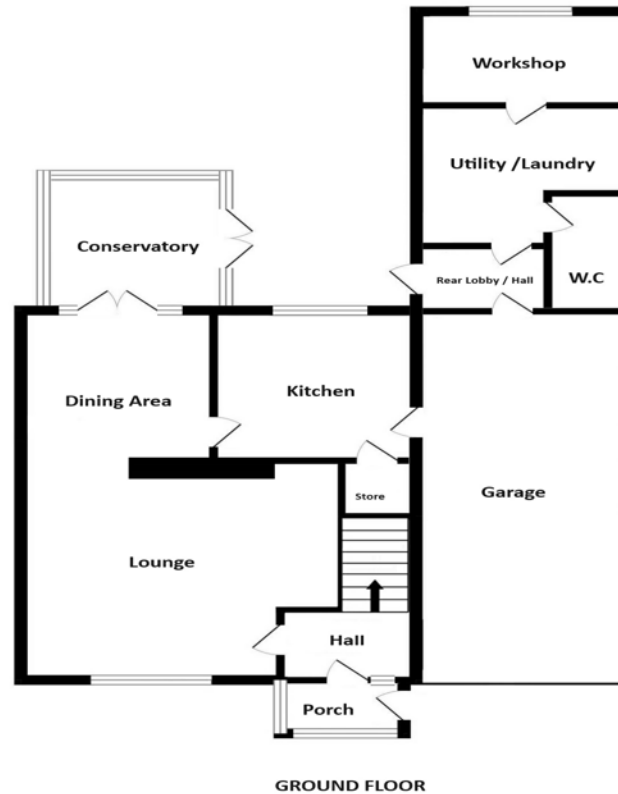
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