



23a Russells Hall Road,  
Russells Hall, DY1 2JN

**Taylor's**

# 23a Russells Hall Road, Russells Hall, DY1 2JN

*STUNNING & STYLISHLY MOD-ERNISED, EXPENSIVELY APPOINT-ED, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
- Side Reception Hall
- Stylish Sitting Room - 19' 11" x 11' 10" (6.07m x 3.60m)
- Guests Cloakroom
- Stunning Well Fitted Kitchen - 12' 5" x 11' 10" (3.78m x 3.60m)
- Conservatory - 11' 5" x 10' 4" (3.48m x 3.15m)
- FIRST FLOOR
- Landing
- Bedroom 1 - 11' 9" x 11' 1" (3.58m x 3.38m)
- Bedroom 2 - 12' 1" x 9' 4" (3.68m x 2.84m)
- Luxury Four Piece Suite Bathroom - 9' 5" x 5' 4" (2.87m x 1.62m)
- OUTSIDE
- Driveway
- Garage (Currently used as a Laundry)
- Attractively Landscaped 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.



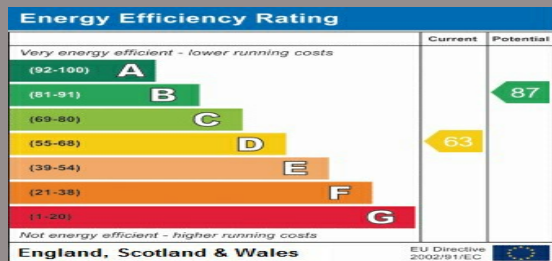
This STUNNING, BEAUTIFULLY APPOINTED & COMPREHENSIVELY REFURBISHED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is DELIGHTFULLY SITUATED within the POPULAR AREA of RUSSELLS HALL, and has been STYLISHLY MODERNISED THROUGHOUT by the current vendors to now offer a SUPERBLY PRESENTED & THOUGHTFULLY ENLARGED LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This SPLENDID PROPERTY must be viewed at the earliest OPPORTUNITY of to be fully appreciated and combined with having QUALITY SCHOOLING, DUDLEY TOWN CENTRE & RUSSELLS HALL HOSPITAL close by, in brief comprises: Side Reception Hallway, Guests Cloakroom, Stylishly Re-Decorated Sitting Room, Stunning Re-Fitted Kitchen, Wonderfully Presented Conservatory, Landing, Two Double & Well Proportioned First Floor Bedrooms & Luxury Re-Appointed Four Piece Suite Bathroom. Furthermore with Good Sized Driveway which provides OFF ROAD PARKING, Garage & Beautifully Re-Landscaped Rear Garden with Lovely Distant Views & Initial Decking Area for Alfresco Dining. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: Crosswall Construction.

**BHS10025**

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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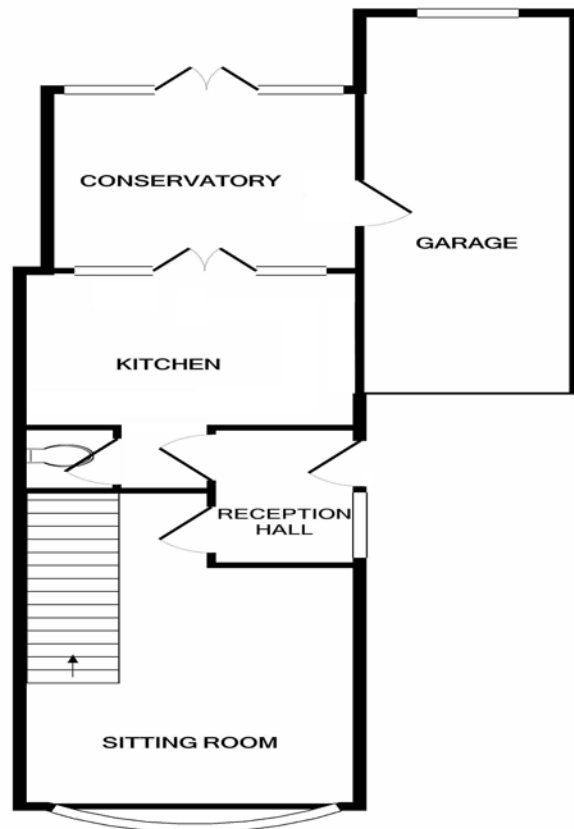
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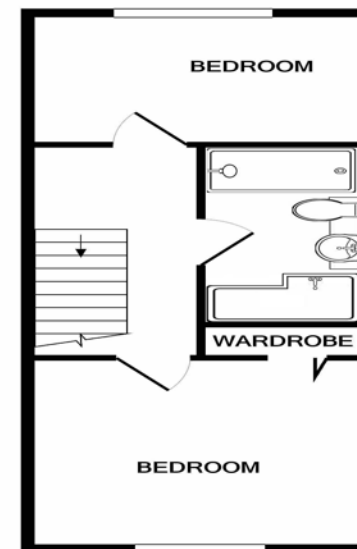
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KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY



GROUND FLOOR



1ST FLOOR

RUSSELLS HALL RD, DY1 2JN  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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