



57 New Rowley Road,  
Dudley, DY2 8AB

**Taylor's**

# 57 New Rowley Road, Dudley, DY2 8AB

*STUNNING & EXPENSIVELY APPOINTED,  
IMMACULATEDLY MAINTAINED,  
SEMI-DETACHED FAMILY HOME*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Porch
- Large Reception Hall - 15' 4" x 10' 3" (4.67m x 3.12m)
  - Guests Cloakroom
- Stylish Sitting Room - 19' 0" x 11' 2" (5.79m x 3.40m)
- Stunning Well Fitted Kitchen with Dining Area - 22' 0" x 8' 2" (6.70m x 2.49m)
  - FIRST FLOOR
    - Landing
      - Bedroom 1 - 12' 4" x 11' 3" (3.76m x 3.43m)
      - Bedroom 2 - 11' 4" x 10' 1" (3.45m x 3.07m)
      - Bedroom 3 - 10' 3" x 7' 8" (3.12m x 2.34m)
- Modern Four Piece Suite Bathroom - 10' 6" x 8' 9" (3.20m x 2.66m)
  - OUTSIDE
    - Block Paved Frontage & Fore Garden
    - Beautifully 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.

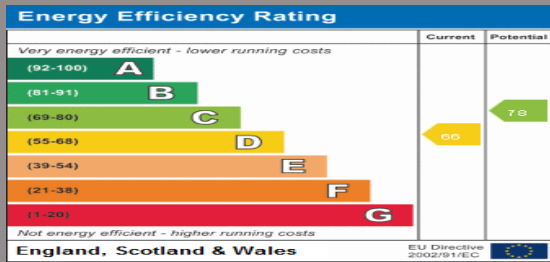
This STUNNING, IMMACULATELY MAINTAINED & STYLISHLY DECORATED, TREMENDOUSLY SPACIOUS, THREE BEDROOM, SEMI-DETACHED FAMILY HOME enjoys a SPLENDID position within this desirable RESIDENTIAL LOCATION and offers an EXTREMELY HIGH SPECIFICATION layout of BEAUTIFULLY PRESENTED and EXPENSIVELY APPOINTED accommodation which includes DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL PROPORTIONED & GOOD SIZED PROPERTY has a SUPERB RANGE of AMENITIES, TRANSPORT LINKS & SOUGHT AFTER SCHOOLING close by and combined with being PERFECTLY SUITED for FAMILIES, in brief comprises: Entrance Porch, Spacious Reception Hall, Guests Cloakroom, Attractive Sitting Room with feature LOG BURNING FIREPLACE, Stunning Well Fitted Kitchen with Dining Area, Impressive Landing, Three Well Proportioned First Floor Bedrooms, Luxury Well Appointed Four Piece Suite Bathroom, Block Paved / Lawned Frontage & Beautifully Landscaped Rear Garden with initial patio area for alfresco dining! Tenure: Freehold. EPC: D/Council Tax Band: B. 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.

**BHS9917**

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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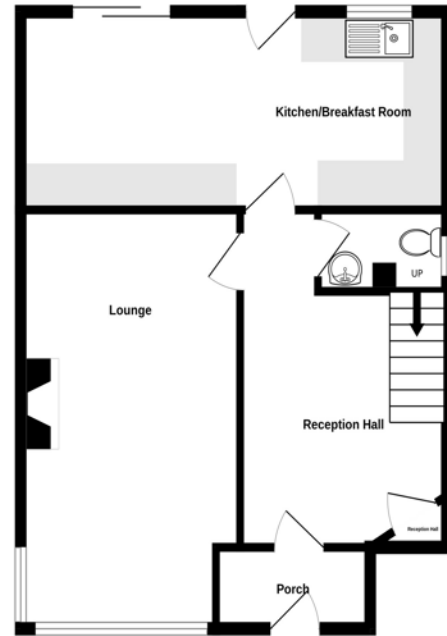


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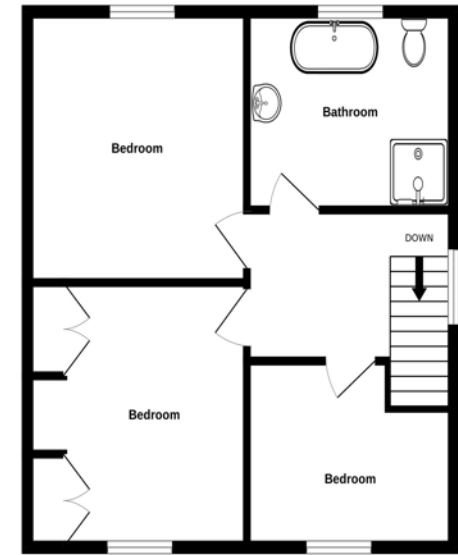
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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