



10 Doultons Meadow,
Netherton, DY2 0AT

Taylor's

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STUNNING & WONDERFULLY EXTENDED DETACHED RESIDENCE WHICH IS PERFECTLY SUITED FOR FAMILIES

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Guests Cloakroom
- Utility Room - 10' 4" x 6' 6" (3.15m x 1.98m)
- Stunning & Extended Kitchen / Sitting / Dining Family Room - 21' 1" x 19' 7" (6.42m x 5.96m)
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 15' 10" x 9' 1" (4.82m x 2.77m)
 - Luxury En-Suite - 5' 9" x 5' 3" (1.75m x 1.60m)
 - Bedroom 2 - 12' 4" x 8' 6" (3.76m x 2.59m)
 - Bedroom 3 - 11' 4" x 8' 1" (3.45m x 2.46m)
- Modern House Bathroom - 7' 3" x 6' 1" (2.21m x 1.85m)
 - OUTSIDE
 - Driveway
- Garage - 17' 2" x 9' 7" (5.23m x 2.92m)
- Beautifully Landscaped Astro Turf 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.



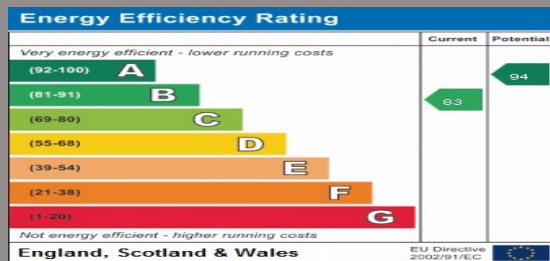
Beautifully situated within the RECENTLY CONSTRUCTED & extremely popular, Saltwells Mount Development, which has a fantastic array of amenities & schooling close by, along with having the lovely Saltwells Nature Reserve within walking distance, is this STUNNING & WONDERFULLY EXTENDED, CONTEMPORARY STYLE & EXPENSIVELY APPOINTED, THREE BEDROOM, DETACHED HOME which along with being STYLISHLY decorated throughout, still has the remainder of its NHBC Guarantee in place. This GORGEOUS PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and along with being PERFECTLY SUITED for GROWING FAMILIES, in brief comprises: Reception Hall, Stunning & Extended Re-Fitted Kitchen with Integrated Appliances, 'Corian' Worktops, Island & being OPEN PLAN to Dining and Sitting Areas (with Contemporary Feature Media Wall), Useful Utility, Guests Cloakroom, Landing, Three Stylishly Decorated First Floor Bedrooms (Master with Luxury En-Suite Shower Room) & Modern Well Appointed House Bathroom. This SUPERB FAMILY HOME also encompasses a GOOD SIZED DRIVEWAY which provides OFF ROAD PARKING (with Electric Car Charging Point), Garage, Double Glazing, Gas Central Heating, Beautifully Landscaped Astro Turf Rear Garden which would be PERFECT for ALFRESCO DINING and is well placed for an EXTENSIVE RANGE of SCHOOLING along with Merry Hill Shopping Complex & Cradley Heath Train Station. EPC: B. 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. Tenure: The property is Freehold but there is an annual service charge of approximately £185 per year (this must be checked by any potential buyers conveyancing solicitor).

BHS10075

MISREPRESENTATION ACT 1967

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Agents contact details:

84 to 86 High Street,
BRIERLEY HILL,
DY5 3AW

t. 01384 265265

f. 01384 480824

e. brierleyhill@taylorsestateagents.co.uk

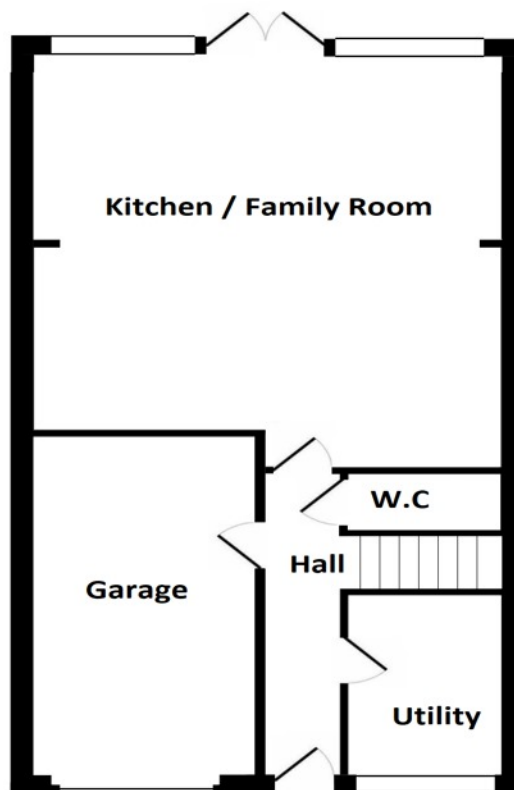
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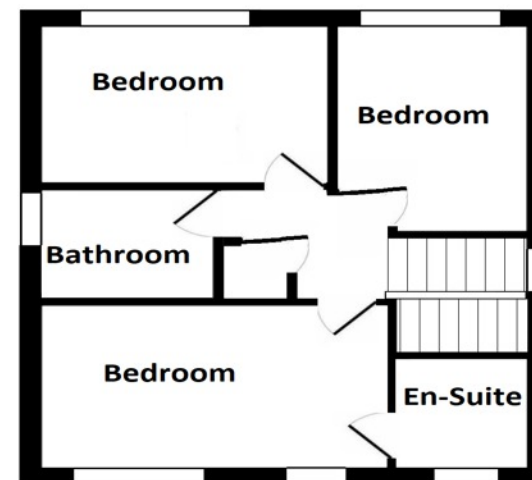
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STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



FIRST 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).

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. **EPC:** Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. **TENURE:** The vendors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **PROPERTY MISDESCRIPTIONS ACT 1991:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - 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).