



Taylors

The Lukes, NETHERTON, Dudley.

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This VERY WELL PRESENTED & NICELY PROPORTIONED, MODERN STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this HUGELY SOUGHT AFTER RESIDENTIAL LOCATION, which has an OUTSTANDING RANGE of POPULAR PRIMARY SCHOOLING & Local Transportation Links (such as Cradley Heath Train Station) close by, and furthermore encompasses a MOST APPEALING & IMMACULATELY MAINTAINED layout of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS. This lovely property must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with having MUSHROOM GREEN CONSERVATION area & a FANTASTIC array of AMENITIES within close proximity, in brief comprises: Entrance Hall, Guests Cloakroom / W.C, Spacious Sitting Room, Attractive & Well Fitted Dining Kitchen, Landing, Three First Floor Bedrooms & White Suite House Bathroom. Furthermore with Lengthy Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Good Sized / Established Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Guests Cloakroom

Pleasant Sitting Room - 4.8m x 4.06m (15'9" x 13'4")

(measurements taken at widest available points)

Well Fitted Dining Kitchen - 4.06m x 2.64m (13'4" x 8'8")

FIRST FLOOR

Landing

Bedroom 1 - 4.14m x 2.69m (13'7" x 8'10")

(measurements taken at widest available points)

Bedroom 2 - 3.07m x 2.41m (10'1" x 7'11")

(measurements taken at widest available points)

Bedroom 3 - 2.26m x 2.03m (7'5" x 6'8")

(measurements taken at widest available points)

House Bathroom - 2.16m x 1.68m (7'1" x 5'6")

(measurements taken at widest available points)

OUTSIDE

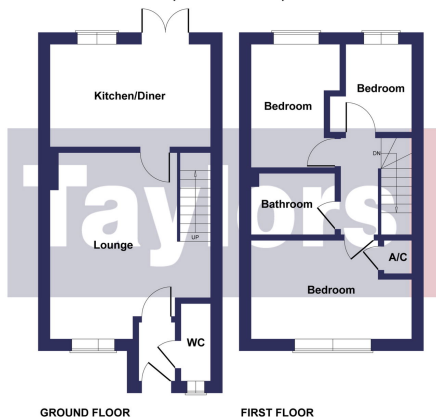
Driveway

Large Rear Garden

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

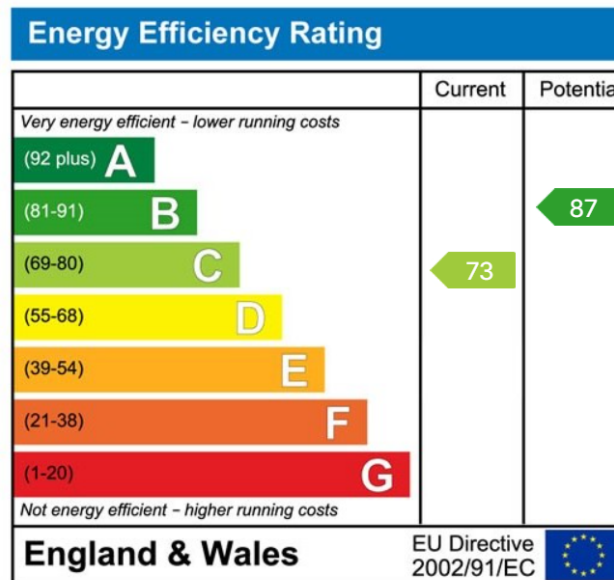


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- VERY WELL PRESENTED, MODERN STYLE, SEMI-DETACHED RESIDENCE
- ATTRACTIVE WELL FITTED DINING KITCHEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- GOOD SIZED & ESTABLISHED REAR GARDEN
- THREE FIRST FLOOR BEDROOMS
- LENGTHY DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- WELL APPOINTED FAMILY BATHROOM
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- CRADLEY HEATH TRAIN STATION & EXCELLENT PRIMARY SCHOOLING CLOSE BY



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