



Taylors

Lynbrook Close, NETHERTON, Dudley.

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This STUNNING, THOUGHTFULLY EXTENDED & IMMACULATELY MAINTAINED, SEMI-DETACHED BUNGALOW RESIDENCE enjoys a SECLUDED & WONDERFUL POSITION within this SOUGHT AFTER & ADMIRRED CLOSE, located just off the established St. Peters Road, which has a FANTASTIC RANGE of Local amenities & transportation links close by, together with having NETHERTON PARK & BUMBLEHOLE NATURE RESERVE within walking distance. This DECEPTIVELY SPACIOUS & VERY WELL ARRANGED PROPERTY is PERFECTLY SUITED for those wishing to downsize and furthermore encompasses an EXPENSIVELY APPOINTED & SUPERBLY PROPORTIONED layout of accommodation, of which must be viewed at the EARLIEST AVAILABLE OPPORTUNITY if to be fully appreciated. This WONDERFUL HOME is BEAUTIFULLY PRESENTED throughout.

ROOM DIMENSIONS

Reception Hall

Extended Sitting Room - 7.72m x 3.58m (25'4" x 11'9")

(measurements taken at widest available points)

Stunning Re-Fitted Kitchen - 4.44m x 2.34m (14'7" x 7'8")

(measurements taken at widest available points)

Bedroom 1 - 3.23m x 3.15m (10'7" x 10'4")

(measurements taken at widest available points)

Bedroom 2 - 3.25m x 2.62m (10'8" x 8'7")

(measurements taken at widest available points)

Luxury Shower Room

Historical Loft Room / Space - 5.89m x 4.6m (19'4" x 15'1")

(measurements taken at widest available points)

OUTSIDE

Driveway

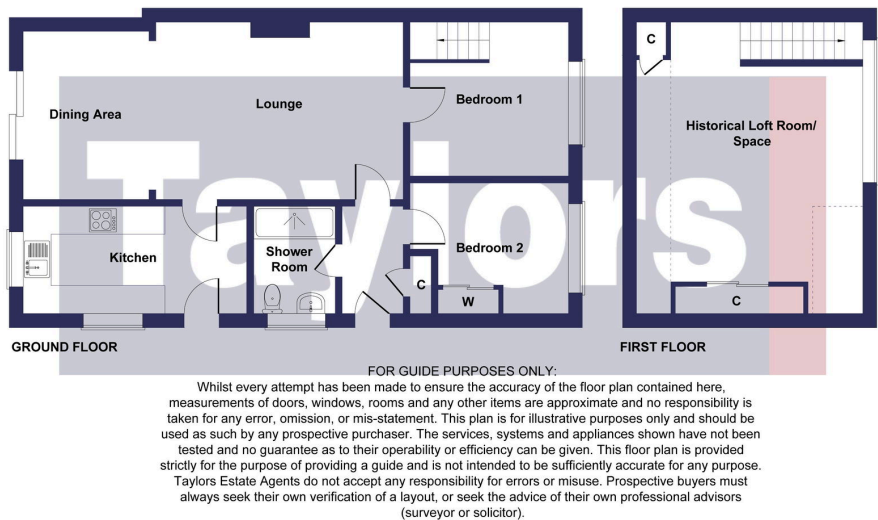
Detached Garage

Wonderful Rear Garden

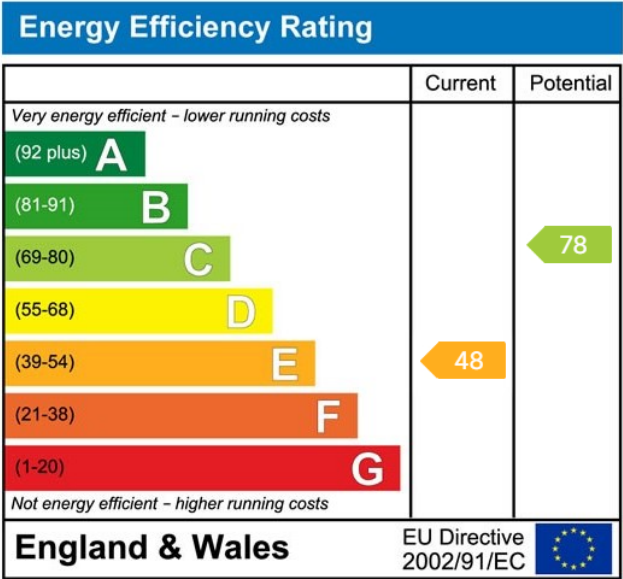
EPC: E Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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



Lynbrook Close, Netherton, DY2 9HE



- STUNNING, THOUGHTFULLY EXTENDED & IMMACULATLY MAINTAINED
- LUXURY RE-APPOINTED GROUND FLOOR SHOWER ROOM
- STUNNING RE-FITTED & EXTENDED KITCHEN
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE STANDARD OF THE ACCOMMODATION ON OFFER
- WONDERFUL REAR GARDEN WITH ASPECT OVERLOOKING NETHERTON PARK
- SOUGHT AFTER RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF LOCAL AMENITIES & TRANSPORT LINKS CLOSE BY
- TWO WELL PROPORTIONED GROUND FLOOR BEDROOMS
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & DETACHED GARAGE



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.