



**Taylors**



## New Village, DUDLEY WOOD, Netherton, Dudley.

3 1 1





This THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, BAY FRONTED & CHARMING, THREE BEDROOM, SEMI-DETACHED RESIDENCE is wonderfully located within the HIGHLY POPULAR AREA of DUDLEY WOOD, which has the LOVELY SALTWELLS NATURE RESERVE & MUSHROOM GREEN CONSERVATION AREA close by, and furthermore encompasses a DECEPTIVELY SPACIOUS & VERY WELL ARRANGED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder. This GOOD SIZED SEMI-DETACHED PROPERTY must be viewed if to be fully appreciated, and together with having a FANTASTIC ARRAY of SOUGHT AFTER PRIMARY SCHOOLING & IMPRESSIVE AMENITIES / TRANSPORT LINKS (Such as Cradley Heath Train Station & Merry Hill Shopping Complex) within close proximity.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Spacious Through Lounge with Dining Area** - 7.8m x 3m (25'7" x 9'10")

(measurements taken at widest available points)

**Extended Well Fitted Kitchen** - 4.6m x 1.8m (15'1" x 5'10")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.3m x 3.1m (10'9" x 10'2")

(measurements taken at widest available points)

**Bedroom 2** - 4.1m x 2.4m (13'5" x 7'10")

(measurements taken at widest available points)

**Bedroom 3** - 2.1m x 1.8m (6'10" x 5'10")

**Modern Well Appointed House Shower Room** - 2.2m x 1.8m (7'2" x 5'10")

### OUTSIDE

#### Impressive Driveway

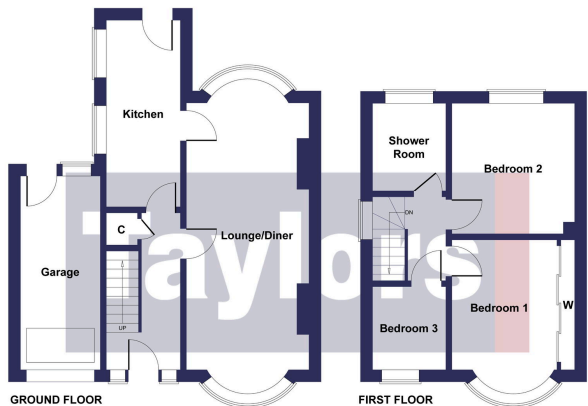
#### Garage

#### Large Well Maintained 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 of yearly flooding. Tenure: Freehold.

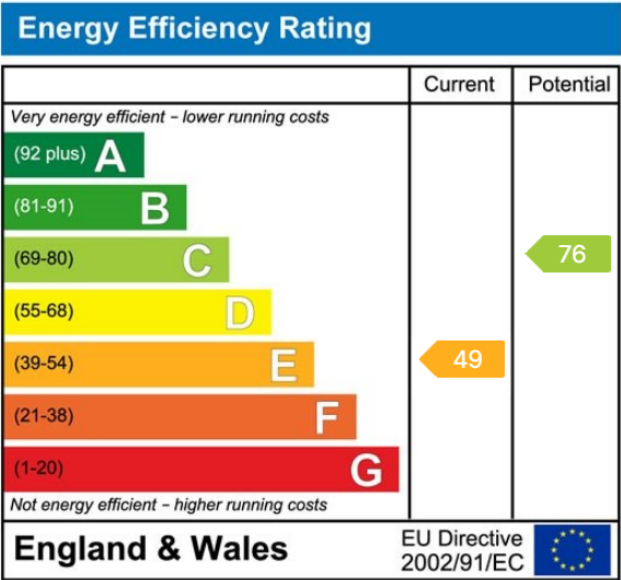


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- THOUGHTFULLY EXTENDED, BAY FRONTED & CHARMING, SEMI-DETACHED RESIDENCE
- THREE VERY WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- IDEAL FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- SALTWELLS NATURE RESERVE & MUSHROOM GREEN CONSERVATION AREA CLOSE BY
- NO UPWARD CHAIN
- EXTENDED WELL FITTED KITCHEN
- WONDERFUL & WELL MAINTAINED REAR GARDEN
- MODERN RE-APPOINTED HOUSE SHOWER ROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING WITHIN CLOSE PROXIMITY



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