



Taylors

The Willows, NETHERTON, Dudley.

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This STUNNING, BEAUTIFULLY IMPROVED & IMMACULATELY MAINTAINED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE enjoys a LOVELY CORNER PLOT POSITION within this EXCLUSIVE DEVELOPMENT which has Bumble Hole Nature Reserve within walking distance. This SPLENDID & THOUGHTFULLY ENLARGED DETACHED PROPERTY would ideally suit GROWING FAMILIES looking for a wonderful FOREVER home and furthermore encompasses a TREMENDOUSLY SPACIOUS & BEAUTIFULLY PROPORTIONED, Double Glazed & Gas Centrally Heated Layout of accommodation. With a GOOD RANGE of SOUGHT AFTER Schooling & Amenities close by, an early viewing is ESSENTIAL to avoid disappointment and additionally, this PREMIUM PROPERTY.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom

Sitting Room - 3.07m x 2.92m (10'1" x 9'7")

Stunning Dining Kitchen - 7.39m x 4.42m (24'3" x 14'6")

Delightful Conservatory - 3.73m x 3.4m (12'3" x 11'2")

FIRST FLOOR

Landing

Bedroom 1 - 4.01m x 3.81m (13'2" x 12'6")

En-Suite

Bedroom 2 - 3.12m x 2.67m (10'3" x 8'9")

Bedroom 3 - 3.43m x 2.49m (11'3" x 8'2")

Bedroom 4 - 2.54m x 2.08m (8'4" x 6'10")

Modern House Bathroom

Versatile Loft Space - 7.42m x 3.61m (24'4" x 11'10")

OUTSIDE

Driveway

Garage - 5.03m x 2.44m (16'6" x 8'0")

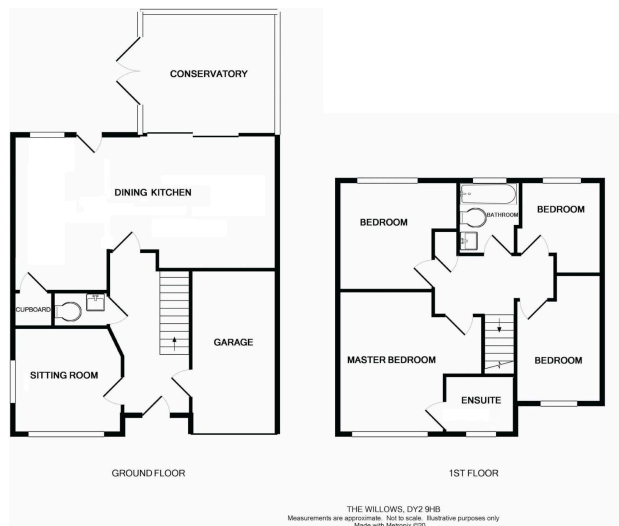
Lovely Rear Garden

Timber Constructed Outbuilding (Sub-Divided to create Office & Gym)

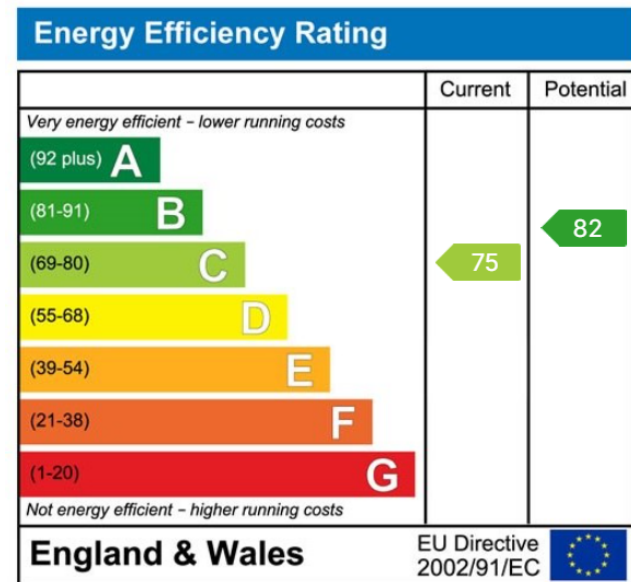
ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

EPC: C. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast 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.





- STUNNING, BEAUTIFULLY IMPROVED DETACHED RESIDENCE
- IDEALLY SUITED FOR GROWING FAMILIES SEEKING A WONDERFUL FOREVER HOME
- MASTER BEDROOM WITH LUXURY EN-SUITE BATHROOM
- BUBMLE HOLE NATURE RESERVE & A FANTASTIC RANGE OF SCHOOLING CLOSE BY
- THOUGHTFULLY ENLARGED LAYOUT WITH DOUBLE GLAZED & GAS CENTRAL HEATING
- SPLENDID & THOUGHTFULLY ENLARGED DETACHED PROPERTY
- FOUR GOOD SIZED FIRST FLOOR BEDROOMS
- STUNNING RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES, ISLAND & DINING AREA
- SPLENDID ASTRO TURF REAR GARDEN WITH TIMBER CONSTRUCTED OUTBUILDING
- FANTASTIC & VERSATILE LOFT SPACE WITH A VARIETY OF POTENTIAL USES



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.