



**Taylors**



Dudley Wood Avenue, DUDLEY WOOD, Netherton.

3 1 2





A BEAUTIFUL, CHARACTERFUL & SUPERBLY PROPORTIONED, THREE BEDROOM, DETACHED RESIDENCE wonderfully situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION which has MUSHROOM GREEN CONSERVATION AREA within walking distance, with an OUTSTANDING range of Local Amenities, TRANSPORT LINKS & Popular Schooling close by. This ELEGANTLY PRESENTED FAMILY HOME has been THOUGHTFULLY ENLARGED and VERY WELL MAINTAINED throughout. The INCREDIBLY SPACIOUS proportions of the PROPERTY are perfect for everyday family living and entertaining. This LARGE family home must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together with encompassing a VERY WELL ARRANGED & OUTSTANDING layout of accommodation.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Porch

Impressive Reception Hall

Guests Cloakroom / W.C

**Attractive Sitting Room** - 3.6m x 4.3m (11'9" x 14'1")

(measurements taken at widest available points)

**Separate Dining Room** - 3.6m x 4.3m (11'9" x 14'1")

**Spacious Well Fitted Kitchen** - 3.6m x 3.1m (11'9" x 10'2")

**Delightful Conservatory** - 4.2m x 2.7m (13'9" x 8'10")

### FIRST FLOOR

Landing

**Bedroom 1** - 4.5m x 3.6m (14'9" x 11'9")

**Bedroom 2** - 4.8m x 3.6m (15'8" x 11'9")

**Bedroom 3** - 3.1m x 3.6m (10'2" x 11'9")

**Luxury Re-Appointed House Bathroom** - 3.1m x 3.6m (10'2" x 11'9")

(measurements taken at widest available points)

### OUTSIDE

Driveway

External WC & Laundry / Store

Stunning Rear Garden

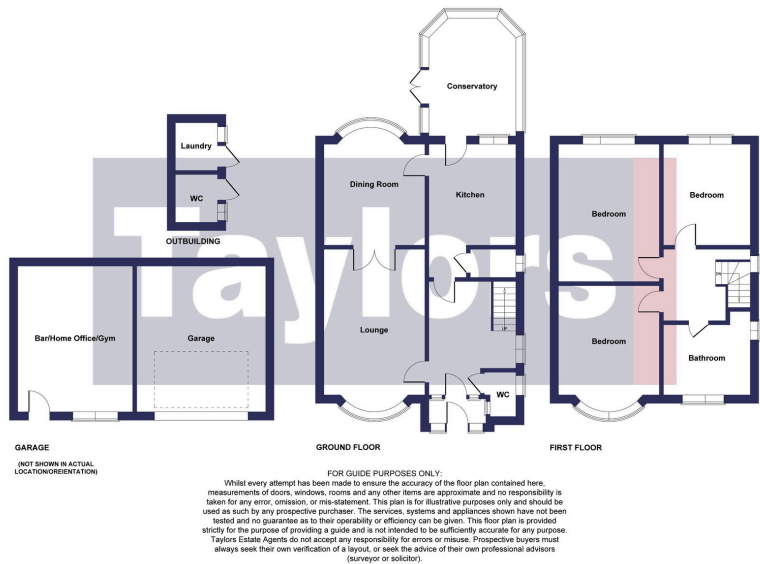
Fantastic Garage

Bar/Office/Gym

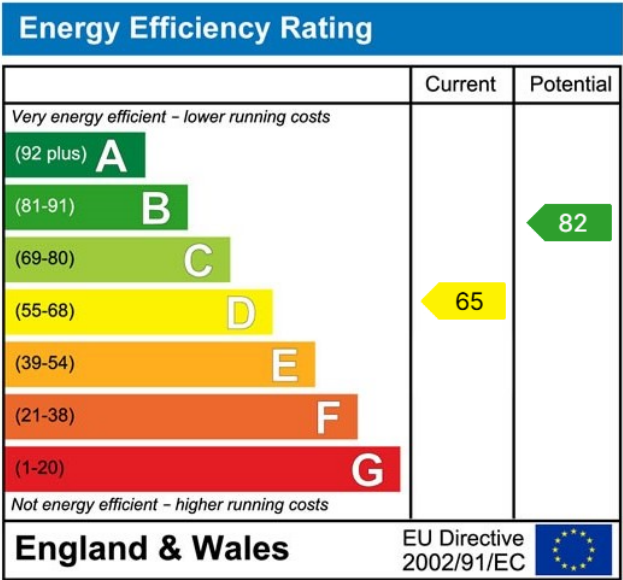
EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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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- BEAUTIFUL, CHARACTERFUL & SUPERBLY PROPORTIONED, DETACHED RESIDENCE
- LUXURY RE-APPOINTED HOUSE
- FANTASTIC GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO CHARMING RECEPTION ROOMS & CONSERVATORY
- THREE LARGE & WELL DECORATED FIRST FLOOR BEDROOMS
- STUNNING REAR GARDEN
- WONDERFUL OUTBUILDING WHICH COULD BE USED AS A GYM / BAR OR OFFICE
- PERFECT FOR GROWING FAMILIES
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THIS SUPERB FAMILY HOME



**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.