



Taylors

Copse Road, Netherton, Dudley, DY2 0AN

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This STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION which has Saltwells Nature Reserve within walking distance, and furthermore encompasses a VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS layout of internal accommodation, together with having a FANTASTIC SUMMERHOUSE which could be used as a GYM or HOME OFFICE. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with being PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, has an EXTENSIVE range of LOCAL AMENITIES (Such as Merry Hill Shopping Complex), Transportation Links and GOOD SCHOOLING close by.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 3.9m x 3.8m (12'9" x 12'5")

(Measurements taken at widest available points)

Stunning Re-Fitted Dining Kitchen - 5.8m x 3.1m (19'0" x 10'2")

(Measurements taken at widest available points)

Large Utility - 3.4m x 1.7m (11'1" x 5'6")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.9m x 3.4m (12'9" x 11'1")

(Measurements taken at widest available points)

Bedroom 2 - 3.9m x 2.8m (12'9" x 9'2")

(Measurements taken at widest available points)

Bedroom 3 - 2.6m x 2.4m (8'6" x 7'10")

(Measurements taken at widest available points)

Luxury House Shower Room - 2.3m x 1.6m (7'6" x 5'2")

(Measurements taken at widest available points)

OUTSIDE

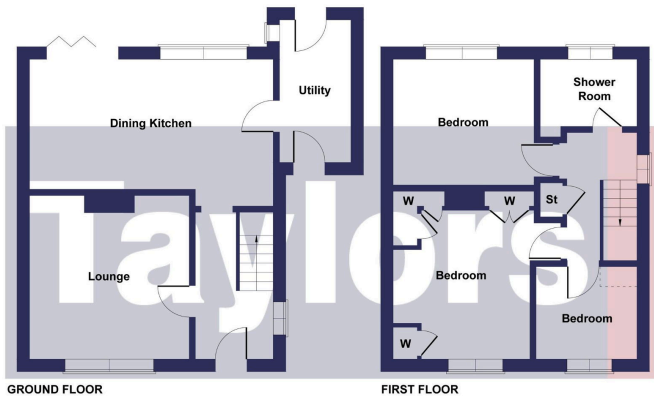
Impressive Driveway

Wonderfully Landscaped Rear Garden

Fantastic Summerhouse

EPC: B. Council Tax Band: A. 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 chance of yearly flooding. Tenure: Freehold.





FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- BEAUTIFULLY PRESENTED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- STUNNING RE-FITTED DINING KITCHEN
- FANTASTIC SUMMERHOUSE WITH A VARIETY OF POTENTIAL USES (GYM / HOME OFFICE)
- PERFECT FOR GROWING FAMILIES / MORE DISCERNING FIRST TIME BUYERS
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- THREE LARGE FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- WONDERFULLY LANDSCAPED REAR GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF AMENITIES, SCHOOLING & TRANSPORT LINKS CLOSE BY

