



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.





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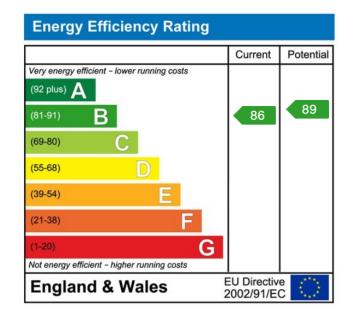
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- BEAUTIFULLY PRESENTED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- STUNNING RE-FITTED DINING KITCHEN
- FANTASTIC SUMMERHOUSE WITH A VARIETY OF POTENTIAL USES (GYM / HOME OFFICE)
- PERFECT FOR GROWING FAMILIES / MORE DISCERNING FIRST TIME BUYERS
- 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

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