



Taylors

42 Darby End Road, Netherton, Dudley, DY2 9JR

£225,000

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This IMMACULATELY PRESENTED & EXPENSIVELY APPOINTED, BEAUTIFULLY MAINTAINED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of AMENITIES, transport links & SCHOOLING close by, together with having Bumble Hole / Warrens Hall Nature Reserve & the local CANAL NETWORK within walking distance. This STUNNING & VERY WELL PROPORTIONED PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and combined with being PERFECTLY suited for FIRST TIME BUYERS or YOUNG FAMILIES, in brief comprises: Reception Hall, Stylish Sitting Room, Stunning Fitted Kitchen with Dining Area, Landing, Three Good Sized First Floor Bedrooms, Bathroom, Lengthy Driveway which provides Off Road Parking, Garage & Beautifully Landscaped Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall - 3.4m x 1.81m (11'1" x 5'11")

Sitting Room - 3.08m x 4.65m (10'1" x 15'3")

Dining Kitchen - 4.66m x 2.92m (15'3" x 9'6")

WC - 1.7m x 1.11m (5'6" x 3'7")

FIRST FLOOR

Landing

Bathroom - 1.72m x 1.8m (5'7" x 5'10")

Bedroom 1 - 4.61m x 3.19m (15'1" x 10'5")

Bedroom 2 - 20.57m x 3.79m (67'5" x 12'5")

Bedroom 3 - 1.94m x 1.98m (6'4" x 6'5")

OUTSIDE

Rear Garden

Driveway

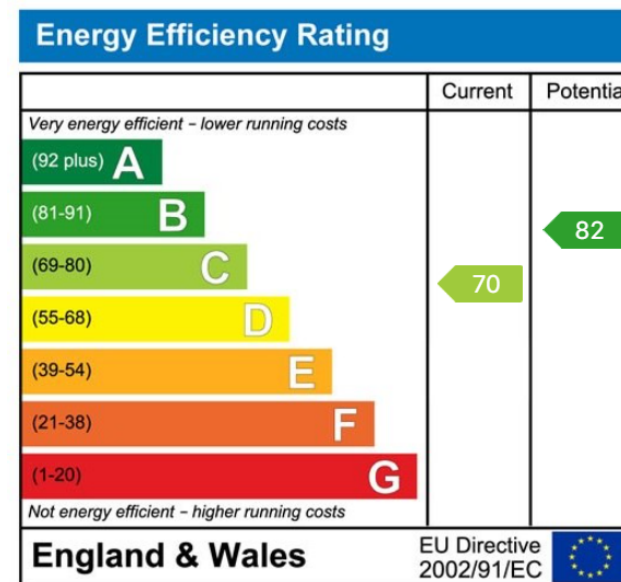
Garage

EPC: C / Council Tax Band: B. All main services connected. Construction: DRH CONSTRUCTION (PART BRICK, PART CONCRETE / PART PVC CLADDING). Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





- IMMACULATLY PRESENTED & EXPENSIVELY APPOINTED, SEMI-DETACHED RESIDENCE
- STUNNING KITCHEN WITH DINING AREA
- GOOD RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- CLOSELY SITUATED TO AN EXCELLENT RANGE OF AMENITIES & TRANSPORT LINKS
- THREE WELL PROPORTIONED BEDROOMS
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- LENGTHY DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING & GARAGE
- EXTREMELY POPULAR RESIDENTIAL LOCATION



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