



Taylors

Chichester Avenue, Netherton, Dudley, DY2 9JJ

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This BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, COMPREHENSIVELY MODERNISED & DECEPTIVELY SPACIOUS, THREE BEDROOM, MID-TERRACE RESIDENCE is superbly situated within this DESIRABLE RESIDENTIAL LOCATION, located off just off the ESTABLISHED St. Peters Road and furthermore encompasses a GOOD SIZED & MOST APPEALING layout of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which together with having NETHERTON PARK, Bumble Hole Nature Reserve and a host of EXTENSIVE AMENITIES, Popular Schooling & Regular Transport Links close by, in brief comprises: Stunning Well Fitted Breakfast Kitchen with Integrated Appliances, Stylish Full Width Sitting Room, Landing, Three Large First Floor Bedrooms & Luxury Four Piece Suite Bathroom. Furthermore with Excellent Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Beautifully Landscaped Astro Turf Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Stunning Breakfast Kitchen - 4.4m x 2.7m (14'5" x 8'10")

(Measurements taken at widest available points)

Stylish Lounge - 5m x 3.5m (16'4" x 11'5")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.6m x 3m (11'9" x 9'10")

(Measurements taken at widest available points)

Bedroom 2 - 3.6m x 2m (11'9" x 6'6")

(Measurements taken at widest available points)

Bedroom 3 - 3.4m x 3m (11'1" x 9'10")

(Measurements taken at widest available points)

Luxury Four Piece Suite Bathroom - 3.3m x 2.3m (10'9" x 7'6")

(Measurements taken at widest available points)

OUTSIDE

Driveway

Garage

Beautifully Landscaped Rear Garden

EPC: D. Council Tax Band: B. 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.

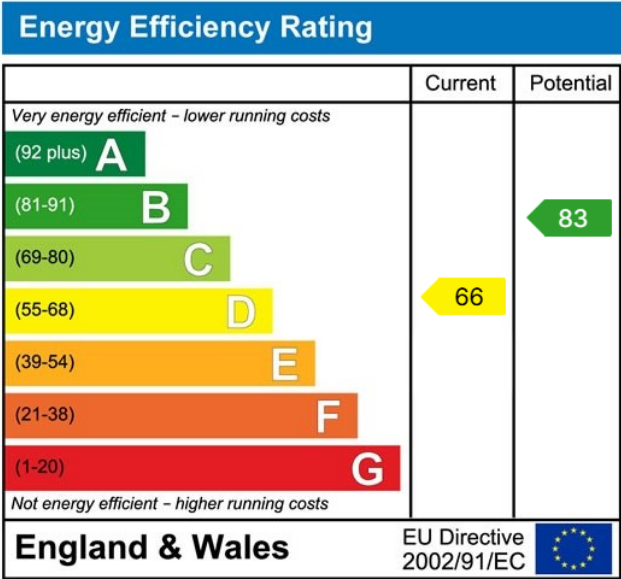


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- BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, DECEPTIVELY SPACIOUS
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DESIRABLE RESIDENTIAL LOCATION
- WONDERFUL RANGE OF LOCAL AMENITIES, TRANSPORT LINKS & GOOD SCHOOLING CLOSE BY
- STUNNING RE-FITTED BREAKFAST KITCHEN
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- DRIVEWAY & GARAGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ESSENTIAL



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.