

Church Road, NETHERTON, Dudley, DY2 0JJ

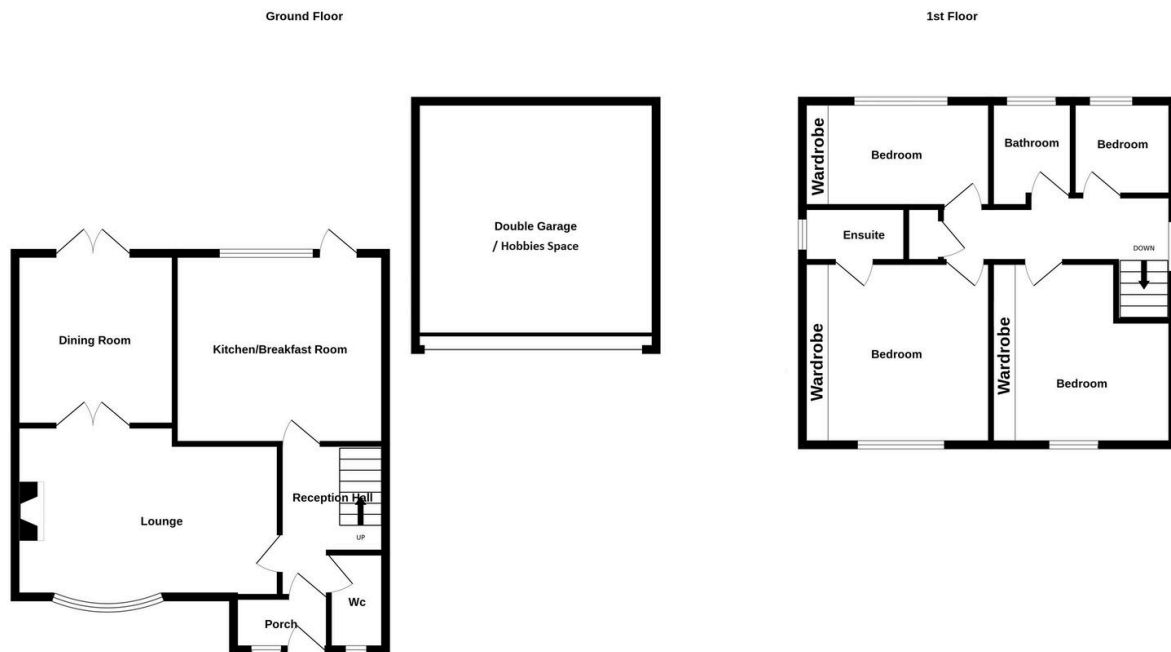
Offers Over £350,000

4 2 2



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.

- STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, EXECUTIVE, DETACHED RESIDENCE
- MASTER BEDROOM WITH LOVELY DISTANT FRONTAL VIEWS & EN-SUITE SHOWER ROOM
- MODERN WELL FITTED BREAKFAST KITCHEN
- EARLY VIEWING ESSENTIAL
- LUXURY WELL APPOINTED HOUSE BATHROOM
- FOUR GOOD SIZED FIRST FLOOR BEDROOMS
- THREE OF THE BEDROOMS WITH COMPREHENSIVE RANGE OF FITTED WARDROBES
- DETACHED DOUBLE GARAGE WHICH IS CURRENTLY USED AS A GAMES / HOBBIES SPACE
- IMMACULATELY MAINTAINED & INCREDIBLY SPACIOUS LAYOUT
- SOUGHT AFTER RESIDENTIAL LOCATION WITH GOOD RANGE OF POPULAR SCHOOLING CLOSE BY



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023

This STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE is superbly situated within this POPULAR RESIDENTIAL LOCATION, which has a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING close by and furthermore encompasses an INCREDIBLY SPACIOUS & VERY WELL MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for FAMILIES looking to purchase a WONDERFUL 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.

This **SPLENDID PROPERTY** must be viewed at the earliest opportunity if to be fully appreciated, and together with having an abundance of **TRANSPORT LINKS & LOCAL AMENITIES** close by, in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room, Pleasant Dining Room, Modern Well Fitted Breakfast Kitchen, Guests Cloakroom / W.C, Landing, Four Good Sized First Floor Bedrooms (Three of which with a Comprehensive Range of Fitted Wardrobes), Master Bedroom with Lovely Distant Frontal Views & Well Appointed En-Suite Shower Room & Luxury House Bathroom. Furthermore with Driveway which provides **OFF ROAD PARKING**, **DETACHED DOUBLE GARAGE** which is currently used as a **GAMES / HOBBIES** Space (could easily be converted back if any potential buyer wished to do so) and Secluded / Southerly Facing Rear Garden with Secure Cattieo (Please note - this Cattieo can be removed if any potential buyer wished to take it down & our vendor clients would be willing to take the cattieo down if any potential buyer wished them to do so).

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Guests Cloakroom / W.C

Attractive Sitting Room - 5.84m x 3.38m (19'1" x 11'1")

Separate Dining Room - 3.48m x 3.15m (11'5" x 10'4")

Modern Kitchen Breakfast Room - 4.31m x 3.45m (14'1" x 11'3")

FIRST FLOOR

Bedroom 1 - 3.53m x 3.4m (11'6" x 11'1")

En-Suite Shower Room

Bedroom 2 - 3.55m x 2.46m (11'7" x 8'0")

Bedroom 3 - 3.38m x 2.92m (11'1" x 9'6")

Bedroom 4 - 2.21m x 1.9m (7'3" x 6'2")

Luxury House Bathroom - 2.69m x 1.62m (8'9" x 5'3")

OUTSIDE

Driveway

Detached Double Garage (Currently used as a Hobbies / Games Space)

Rear Garden

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.