



Taylors

Crabourne Road, Dudley Wood, Netherton, Dudley, DY2 0EH

Offers In Region Of £230,000

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This STUNNING, EXPENSIVELY APPOINTED & STYLISHLY PRESENTED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is wonderfully located within the SOUGHT AFTER AREA of DUDLEY WOOD, which has Saltwells Nature Reserve & Mushroom Green Conservation Area within walking distance, and furthermore affords a VERY WELL PROPORTIONED & IMMACULATELY MAINTAINED arrangement of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This GORGEOUS & DECEPTIVELY SPACIOUS HOME offers FIRST TIME BUYERS or YOUNG FAMILIES a FANTASTIC OPPORTUNITY to get onto the property ladder and together with having CRADLEY HEATH TRAIN STATION & MERRY HILL SHOPPING COMPLEX within close proximity, in brief comprises: Reception Hall, Stylishly Decorated Sitting Room, Further Living Room / Reception Room which is OPEN PLAN to a Luxury Re-Fitted Breakfast Kitchen with Integrated Appliances, Landing, Two Large First Floor Bedrooms & Modern Well Appointed House Bathroom. Furthermore with Impressive Block Paved Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Beautifully Landscaped Rear Garden with Astro Turf Lawn & Initial Decking Area for Alfresco Dining. NO UPWARD CHAIN!

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Stylish Front Sitting Room - 4.32m x 3.76m (14'2" x 12'4")

Further Living Room / Reception Room - 3.8m x 3.78m (12'5" x 12'4")

Stunning Well Fitted Breakfast Kitchen - 3.8m x 2.99m (12'5" x 9'9")

FIRST FLOOR

Landing

Bedroom 1 - 3.66m x 3.2m (12'0" x 10'5")

Bedroom 2 - 3.79m x 3.06m (12'5" x 10'0")

Luxury House Bathroom - 2.16m x 1.71m (7'1" x 5'7")

OUTSIDE

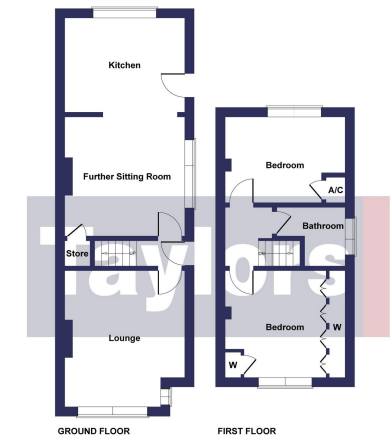
Driveway

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 & 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.

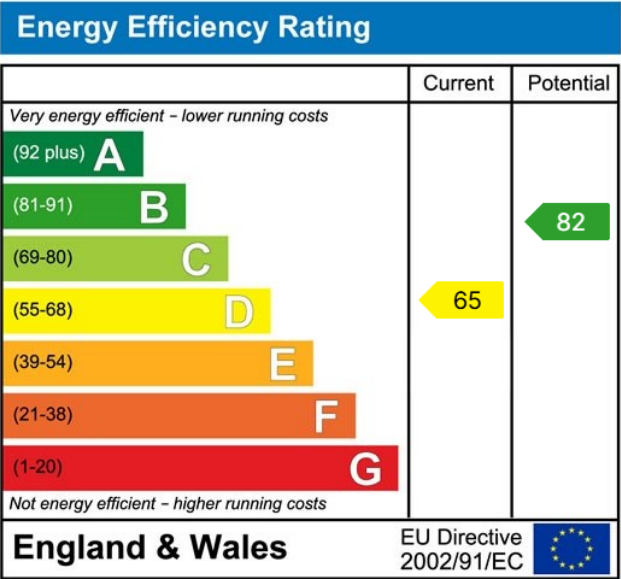


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- STYLISHLY PRESENTED, TWO BEDROOM, SEMI-DETACHED RESIDENCE
- PERFECT FOR FIRST TIME BUYERS
- STUNNING RE-FITTED BREAKFAST KITCHEN
- TWO SPACIOUS & STYLISHLY DECORATED RECEPTION ROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- BEAUTIFULLY LANDSCAPED ASTRO TURF REAR GARDEN
- NO UPWARD CHAIN
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION



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