



**Taylors**



Saltwells Road, Netherton, Dudley, DY2 0BL

Offers In Region Of £350,000

3 2 1



SUPERBLY situated on the fringes of the RECENTLY BUILT & extremely SOUGHT AFTER, Saltwells Mount Development, which has a FANTASTIC array of POPULAR schooling & AMENITIES close by, along with overlooking nearby Woodland, is this IMMACULATELY MAINTAINED & BEAUTIFULLY PRESENTED, MODERN STYLE & WONDERFULLY APPOINTED, THREE BEDROOM, DETACHED HOME which together with being attractively & neutrally decorated throughout, still has the remainder of its NHBC Guarantee in place. This WELL PROPORTIONED & INCREDIBLY SPACIOUS PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and combined with being IDEALLY SUITED for GROWING FAMILIES seeking a GOOD SIZED FAMILY HOME within this desirable residential location, in brief comprises: Reception Hall, Guests Cloakroom / W.C, STUNNING WELL FITTED KITCHEN DINER with Integrated Appliances, Spacious Dual Aspect Sitting Room, Useful Utility, Landing, Three Well Proportioned First Floor Bedrooms (Master with En-Suite Shower Room) & Well Appointed White Suite House Bathroom. Furthermore with Ample Driveway (Located to the Side / Rear), Garage, Large & Secluded Rear Garden with Nice Sized Lawn and Initial Patio Area for alfresco dining and being situated within walking distance of Saltwells Nature Reserve.

**ROOM DIMENSIONS**

**GROUND FLOOR**

**Entrance Hallway**

**Dual Aspect Sitting Room** - 3.1m x 5.75m (10'2" x 18'10")

**Stunning Well Fitted Kitchen Diner** - 5.57m x 2.87m (18'3" x 9'4")

**Utility**

**Guests Cloakroom / W.C**

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 3.18m x 5.63m (10'5" x 18'5")

**En-suite Shower Room** - 2.19m x 1.19m (7'2" x 3'10")

**Bedroom 2** - 2.58m x 3.23m (8'5" x 10'7")

**Bedroom 3** - 2.83m x 2.3m (9'3" x 7'6")

**Luxury House Bathroom** - 1.65m x 2.17m (5'4" x 7'1")

**OUTSIDE**

**Driveway**

**Garage**

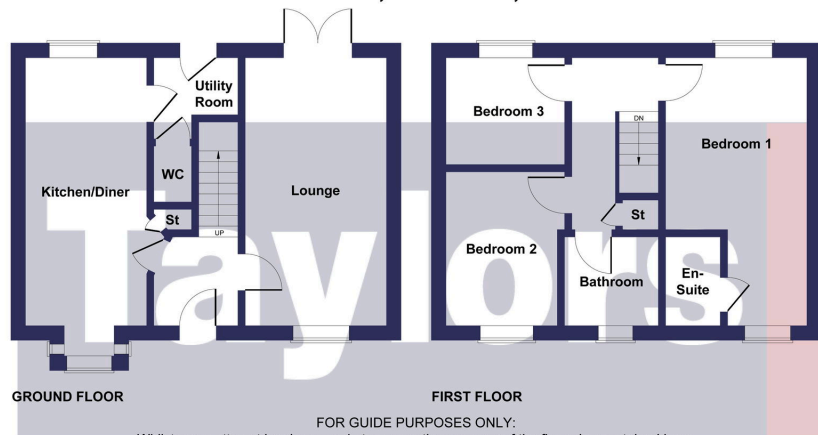
**Rear Garden**

EPC: B. Council Tax Band: D. All main services connected. Tenure - the property is FREEHOLD but there is a £137.41 yearly service charge which is reviewed annually to upkeep the development. 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.



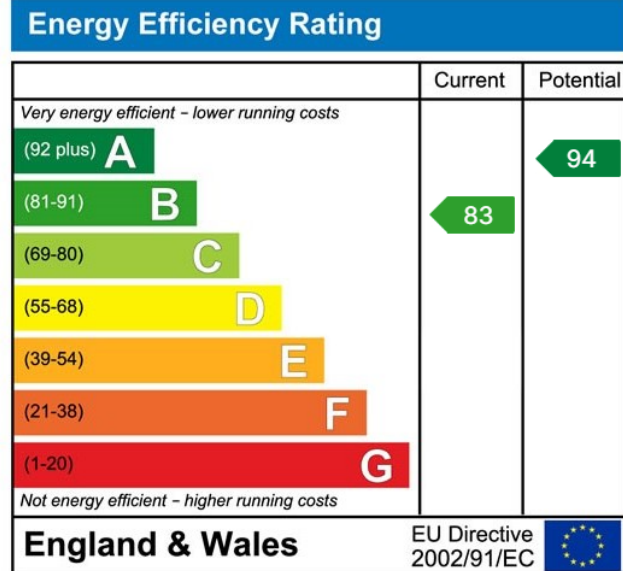


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FOR GUIDE PURPOSES ONLY:  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- STUNNING & EXPENSIVELY APPOINTED, DETACHED RESIDENCE
- THREE VERY WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- WONDERFUL 'WOODLAND' OUTLOOK TO THE FRONT
- BEAUTIFULLY APPOINTED & STYLISHLY PRESENTED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- SUPERBLY SITUATED WITHIN THE SALTWELLS MOUNT DEVELOPMENT
- STUNNING WELL FITTED KITCHEN WITH DINING AREA & INTEGRAED APPLIANCES
- SALTWELLS NATURE RESERVE, MERRY HILL SHOPPING COMPLEX & A FANTASTIC RANGE OF POPULAR SCHOOLING CLOSE BY



**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.