



Taylors

Field Mews, Netherton, Dudley, DY2 9NN

Offers In Region Of £180,000

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This BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, MODERN STYLE, TWO BEDROOM, MID-TERRACE RESIDENCE is superbly situated within this POPULAR Cul-De-Sac, and furthermore encompasses a VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. This IMMACULATEDLY MAINTAINED PROPERTY offers an EXCELLENT opportunity for FIRST TIME BUYERS to acquire a LOVELY HOME within this DESIRABLE RESIDENTIAL LOCATION, which has an extensive range of LOCAL SCHOOLING, Amenities & Transport Links close by. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Spacious Reception Hall, Stunning Re-Fitted Kitchen with Integrated Appliances, Attractive Sitting Room, Landing, Two Double First Floor Bedrooms & Luxury Re-Appointed House Shower Room. Furthermore with Tarmac Driveway which provides OFF ROAD PARKING & Secluded Rear Garden which is Low Maintenance and ideal for alfresco dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Modern Well Fitted Kitchen - 1.77m x 2.96m (5'9" x 9'8")

Attractive Lounge - 3.96m x 3.94m (12'11" x 12'11")

FIRST FLOOR

Landing

Bedroom 1 - 2.63m x 3.07m (8'7" x 10'0")

Bedroom 2 - 2.71m x 2.64m (8'10" x 8'7")

Luxury Shower Room - 1.81m x 1.66m (5'11" x 5'5")

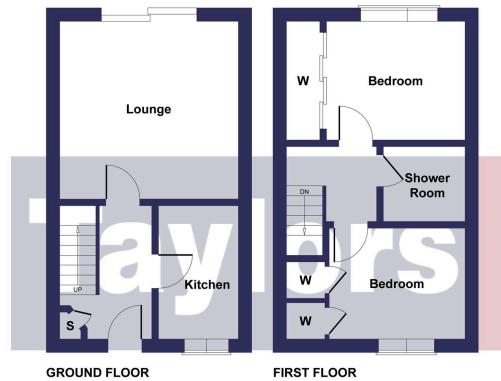
OUTSIDE

Driveway

Secluded Rear Garden

EPC: C. 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.





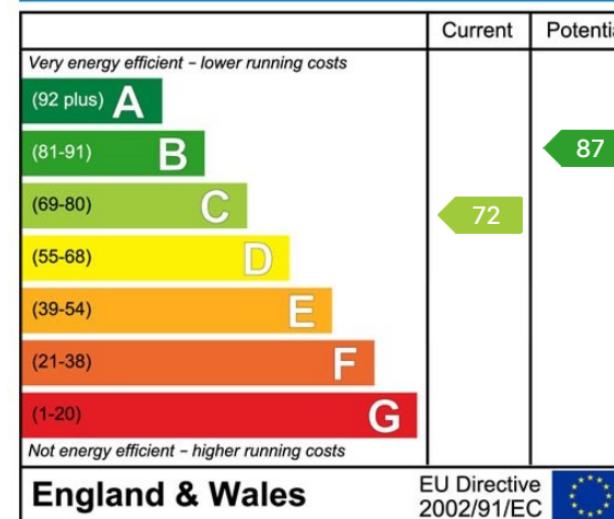
FOR GUIDE PURPOSES ONLY:

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- EARLY VIEWING ESSENTIAL
- TWO DOUBLE FIRST FLOOR BEDROOMS
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- STUNNING WELL FITTED KITCHEN
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- EXCELLENT RANGE OF LOCAL AMENITIES & TRANSPORT LINKS CLOSE BY
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- SECLUDED & LOW MAINTENANCE REAR GARDEN
- BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, MODERN STYLE, MID-TERRACE RESIDENCE

Energy Efficiency Rating



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.