



Taylors

Swallow Close, Netherton, Dudley, DY2 9TB

Offers In Region Of £220,000

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This DECEPTIVELY SPACIOUS & DELIGHTFULLY PROPORTIONED, THREE BEDROOM, END-OF-TERRACE RESIDENCE is for sale with NO UPWARD CHAIN, and is superbly situated on a WONDERFUL & ENVIABLE PLOT within this SOUGHT AFTER RESIDENTIAL LOCATION. This MOST APPEALING PROPERTY encompasses a THOUGHTFULLY ENLARGED & VERY WELL MAINTAINED layout of accommodation and together with having an OUTSTANDING RANGE of GOOD SCHOOLING, Local Amenities & Regular Transport Links (Such as Cradley Heath Train Station) close by, is IDEALY SUITED for GROWING FAMILIES or the more discerning FIRST TIME BUYERS. An Early VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Spacious Sitting Room, Well Fitted Dining Kitchen, Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Furthermore with Lawned Fore Garden, Double Glazing, Electric Heating, Owned Solar Panels, Well Maintained Rear Garden & Gated Block Paved Rear Driveway which provides OFF ROAD PARKING. Furthermore, there is a small additional piece of land (located on the development) which could potentially provide enough space for a Garage (Some of the other properties on the Estate have erected / built a Garage on their additional land / garage space - this would be subject to the usual planning permissions).

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Lounge - 1.6m x 3.74m (5'25'0" x 12'3")

Kitchen/Diner - 3.18m x 5.22m (10'5" x 17'1")

Conservatory - 2.84m x 2.42m (9'3" x 7'11")

FIRST FLOOR

Landing

Bedroom 1 - 3.4m x 3.6m (11'1" x 11'9")

Bedroom 2 - 3.34m x 3.36m (10'11" x 11'0")

Bedroom 3 - 2.69m x 2.93m (8'9" x 9'7")

Bathroom - 2.4m x 1.8m (7'10" x 5'10")

OUTSIDE

Lawned Fore Garden

Well Maintained Rear Garden

Gated Rear Block Paved Driveway

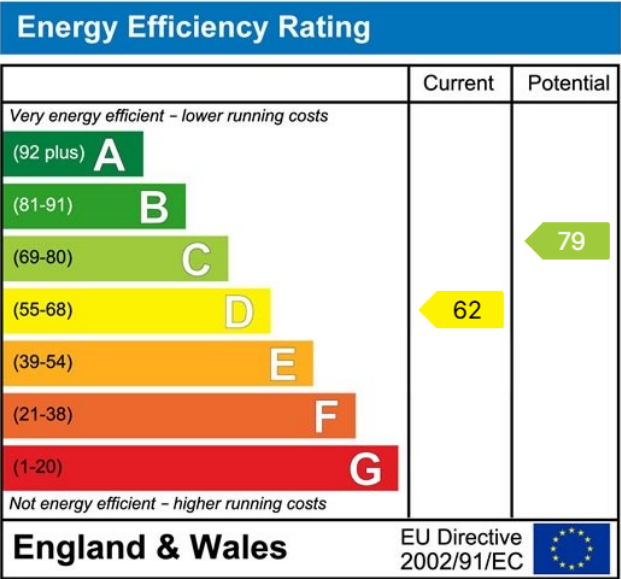
EPC: D. Council Tax Band: B. Mains Water, Mains Electric & Mains Drainage Services are connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard 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:
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).

- DECEPTIVELY SPACIOUS & DELIGHTFULLY PROPORTIONED, END-OF-TERRACE RESIDENCE
- NO UPWARD CHAIN
- DELIGHTFUL CONSERVATORY
- EARLY VIEWING ADVISED
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- THREE FIRST FLOOR BEDROOMS
- GATED REAR BLOCK PAVED DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- CRADLEY HEATH TRAIN STATION CLOSE BY
- OWNED SOLAR PANELS



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.