



Taylors

Heath Road, Netherton, Dudley, DY2 0AU

Offers In Region Of £240,000

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An OUTSTANDING, STUNNING & EXPENSIVELY APPOINTED, THREE BEDROOM, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE which has been COMPREHENSIVELY MODERNISED & STYLISHLY FURNISHED by the current vendors to now offer a GORGEOUS, GAS CENTRALLY HEATED LAYOUT, offering READY TO-MOVE-INTO ACCOMMODATION for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS. This VERY WELL PROPORTIONED & TREMENDOUSLY SPACIOUS PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and combined within having an EXCELLENT RANGE of AMENITIES (Such as Merry Hill Shopping Complex), TRANSPORT LINKS (Such as Cradley Heath Train Station) & POPULAR SCHOOLING close by, in brief comprises: Reception Hall, Stylish Dual Aspect Sitting Room with BI-FOLDING DOORS & Feature Media Wall Fireplace, Stunning Very Well Fitted Dining Kitchen, Modern Re-Fitted Side Utility, Guests Cloakroom / W.C, Landing, Three Good Sized & Attractively Decorated First Floor Bedrooms and Gorgeous Well Appointed House Shower Room. Furthermore with Block Paved Driveway & TRULY STUNNING RE-LANDSCAPED GARDEN with Astro Turf Lawn and both Patio & Decking Areas for ALFRESCO DINING.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Stylish Sitting Room with Feature Media Wall Fireplace - 17' 2" x 12' 7" (5.23m x 3.83m)

Stunning Well Fitted Dining Kitchen - 10' 11" x 11' 7" (3.32m x 3.53m)

Modern Re-Fitted Side Utility - 10' 1" x 5' 11" (3.07m x 1.80m)

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 11' 0" x 10' 5" (3.35m x 3.17m)

Bedroom 2 - 11' 1" x 14' 2" (3.38m x 4.31m)

Bedroom 3 - 9' 11" x 7' 6" (3.02m x 2.28m)

Gorgeous Well Appointed House Shower Room - 5' 9" x 5' 5" (1.75m x 1.65m)

OUTSIDE

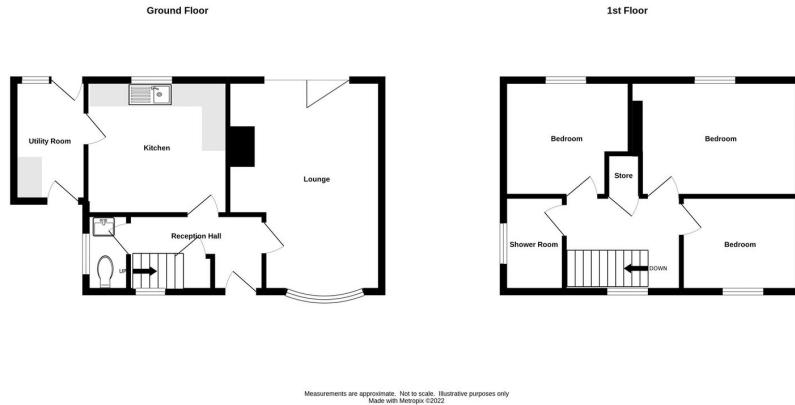
Block Paved Driveway

Beautifully Landscaped Astro Turf Garden

ALL MEASUREMENTS TAKEN AT WIDEST POINTS

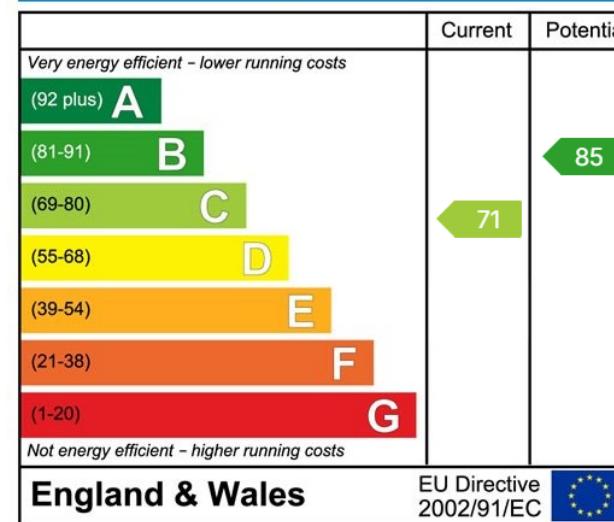
EPC: C. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





- MERRY HILL SHOPPING CENTRE & SALTWELLS NATURE RESERVE CLOSE BY
- THREE LARGE FIRST FLOOR BEDROOMS
- STUNNING WELL FITTED DINING KITCHEN
- POPULAR RESIDENTIAL LOCATION
- GORGEOUSLY LANDSCAPED ASTRO TURF REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING AND
- EARLY VIEWING IS ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER
- STYLISH DUAL ASPECT SITTING ROOM WITH BI-FOLDING DOORS & MEDIA WALL FIREPLACE
- CONTEMPORARY WELL APPOINTED HOUSE SHOWER ROOM
- MODERN RE-FITTED SIDE UTILITY
- STUNNING & EXPENSIVELY APPOINTED, TRADITIONAL STYLE, SEMI-DETACHED 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.