



Taylors

Lodge Crescent, Netherton, Dudley, DY2 0HG

Offers In Region Of £220,000

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A BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, THREE BEDROOM, END-OF-TERRACE RESIDENCE superbly situated within this conveniently placed residential CRESCENT, and furthermore encompassing an INREDIBLY DECEPTIVE & TREMENDOUSLY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. This WELL ARRANGED & LARGE PROPERTY is IMMACULATELY MAINTAINED throughout and furthermore offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCELLENT opportunity to acquire a GOOD SIZED FAMILY HOME which offers the IDEAL COMBINATION of attractively decorated accommodation with a PRACTICAL & SPACIOUS layout – perfect for MODERN & EVERY DAY Living. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hallway, Spacious Dual Aspect Sitting Room, Further Living Room / Additional Reception Room, Stunning Well Fitted Kitchen with Spacious Dining Area, Ground Floor Wet Room, Landing, Three Well Proportioned & Nicely Decorated First Floor Bedrooms and Luxury White Suite House Bathroom. Furthermore this MOST APPEALING FAMILY HOME is complimented with a fore garden & a TRULY WONDERFUL REAR GARDEN which is Secluded, has a nicely maintained lawn & a LOVELY INITIAL PATIO Area for Alfresco Dining & Entertaining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Attractive Dual Aspect Sitting Room - 6.38m x 3.34m (20'11" x 10'11")

(Measurements taken at widest available points)

Further Living Room / Separate Dining Room - 4.56m x 3.18m (14'11" x 10'5")

Modern Well Fitted Kitchen - 6.15m x 5.18m (20'2" x 16'11")

Modern Ground Floor Wet Room

FIRST FLOOR

Landing

Bedroom 1 - 3.67m x 3.4m (12'0" x 11'1")

Bedroom 2 - 3.83m x 2.91m (12'6" x 9'6")

Bedroom 3 - 2.82m x 2.31m (9'3" x 7'6")

Well Appointed House Bathroom

OUTSIDE

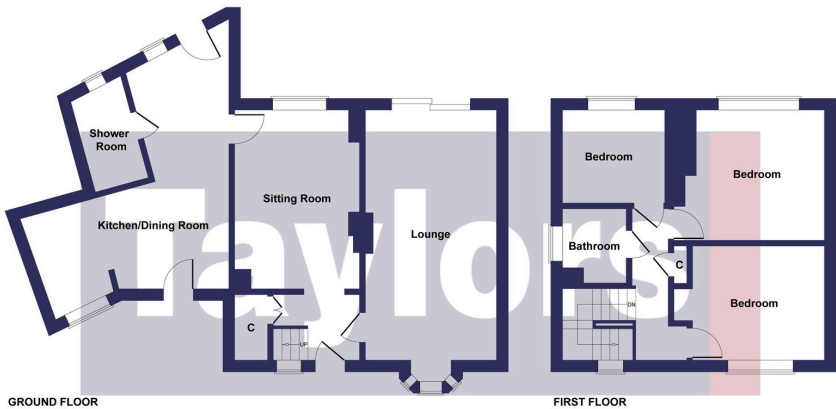
Fore Garden

Attractively Landscaped Rear Garden

EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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.

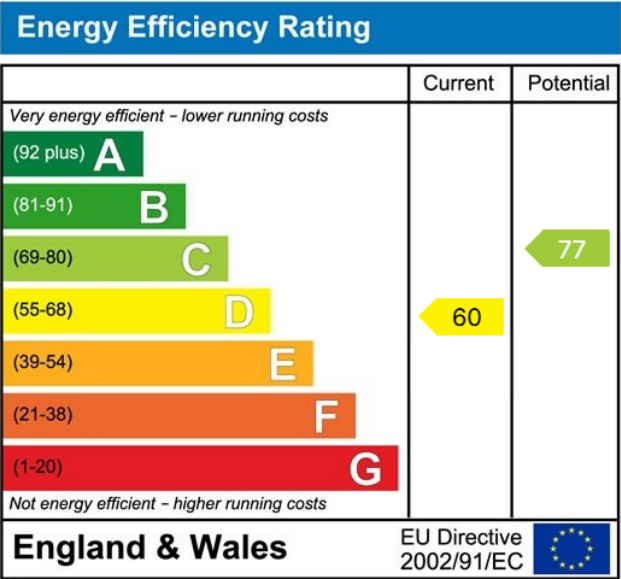


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- BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, END-OF-TERRACE RESIDENCE
- TWO SPACIOUS RECEPTION ROOMS
- BEAUTIFULLY LANDSCAPED & SECLUDED REAR GARDEN
- MODERN WELL APPOINTED HOUSE BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL FITTED KITCHEN WITH GOOD SIZED DINING AREA
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- ADDITIONAL GROUND FLOOR WET ROOM
- EARLY VIEWING ESSENTIAL



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.