



Taylor's

Chichester Avenue, Netherton, Dudley, DY2 9JL

Offers In Region Of £240,000

3 1 1



A VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, END-OF-TERRACE RESIDENCE superbly situated on a LARGE & ENVIABLE PLOT within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING & GOOD SIZED layout of accommodation with both Double Glazing & Gas Central Heating from a Worcester Combination Boiler System. This VERY WELL ARRANGED PROPERTY offers an EXCITING OPPORTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a FANTASTIC FAMILY HOME which is ATTRACTIVELY MAINTAINED throughout and all together offers the IDEAL COMBINATION of a practical ground floor layout, incredibly spacious first floor accommodation and a hugely ADMIREED residential location. This FANTASTIC HOME is wonderfully located within the EVER POPULAR AREA of NETHERTON, just off the Established St. Peters Road and furthermore has a SUPERB RANGE of LOCAL AMENITIES, GOOD SCHOOLING & Regular Transport Links close by, together with having NETHERTON PARK, BUMBLE HOLE NATURE RESERVE & the local Canal Network within walking distance. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch / Hall, Well Fitted Kitchen, Spacious Sitting Room, Landing, Three Large & Well Proportioned First Floor Bedrooms and Well Appointed Four Piece Suite House Bathroom. Furthermore the property is for sale with NO UPWARD CHAIN and is complemented by having a LARGE DRIVEWAY which provides OFF ROAD PARKING, Integrated Garage, Further Garage to the Side, Secluded Rear Garden which is Low Maintenance & Ideal for Alfresco Dining & all together providing FANTASTIC POTENTIAL to EXTEND (Subject to the usual planning permissions).

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch / Hall

Fitted Kitchen - 4.5m x 2.66m (14'9" x 8'8")

(Measurements taken at widest available points)

Spacious Sitting Room - 5.21m x 3.54m (17'1" x 11'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.59m x 3.02m (11'9" x 9'10")

Bedroom 2 - 3.34m x 3m (10'11" x 9'10")

Bedroom 3 - 3.62m x 2.09m (11'10" x 6'10")

Four Piece Suite Bathroom - 3.38m x 2.09m (11'1" x 6'10")

OUTSIDE

Extensive Driveway

Integrated Garage

Further Garage

Low Maintenance 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.

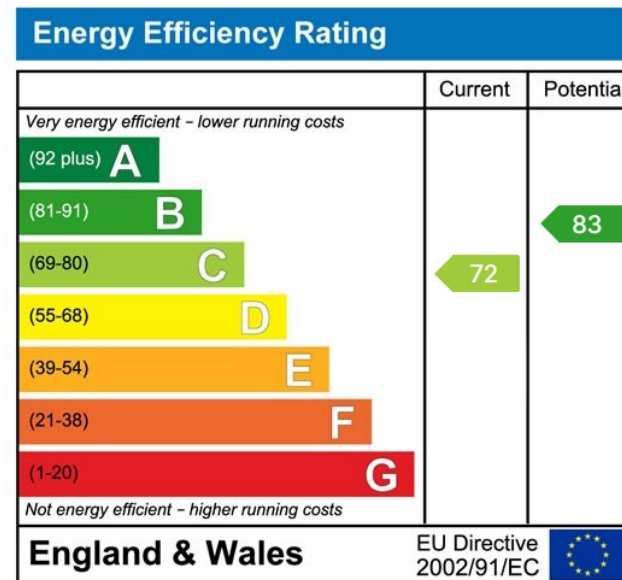


Chichester Avenue, Netherton, DY2 9JL



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).

- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, END-OF-TERRACE RESIDENCE
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- THREE LARGE FIRST FLOOR BEDROOMS
- EARLY VIEWING ADVISED
- DOUBLE GLAZING & GAS CENTRAL HEATING FROM WORCESTER COMBINATION BOILER SYSTEM
- NO UPWARD CHAIN
- TWO GOOD SIZED GARAGES & EXTENSIVE DRIVEWAY
- WELL APPOINTED FOUR PIECE SUITE BATHROOM
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- SUPERBLY SITUATED ON A LARGE PLOT WITHIN THIS EXTREMELY POPULAR RESIDENTIAL LOCATION



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.