



Taylors

Crabourne Road, Dudley Wood, Netherton, Dudley, DY2 0EJ

Offers In Region Of £245,000

3 1 1



A VERY WELL MAINTAINED & THOUGHTFULLY EXTENDED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this ADMIRER & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a TRADITIONAL & CHARMING layout of accommodation with both Gas Central Heating & Double Glazing. This CHARACTERFUL & SPLENDIDLY MAINTAINED PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a FANTASTIC & EXCITING OPPORTUNITY to purchase a GOOD SIZED FAMILY HOME which is 'Turn-Key-Ready', Nicely Presented Throughout and all together offers a FANTASTIC COMBINATION of modern living, deceptive spacious accommodation and a hugely convenient residential location. The PROPERTY is pleasantly & conveniently LOCATED within the DESIRABLE AREA of DUDLEY WOOD and furthermore provides EASY & REGULAR access to a FANTASTIC RANGE of Local Amenities (Such as Merry Hill Shopping Complex), SOUGHT AFTER Schooling & Excellent Transport Links (Such as Cradley Heath Train Station), combined with having both Mushroom Green Conservation Area & Satlwards Nature Reserve within walking distance. Both Mushroom Green Conservation Area & Satlwards Nature Reserve provide lovely opportunities for recreation (Such as Hiking, Dog Walking & Cycling) and wildlife observation. An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & POTENTIAL of the accommodation on offer, which in brief comprises: Spacious Reception Hall, Stylish & Spacious Through Lounge with Dining Area, Modern & Extended Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Bathroom. Furthermore this WONDERFUL FAMILY HOME is for sale with NO UPWARD CHAIN and is set behind an attractive frontage with Low Maintenance Fore Garden and a Driveway which provides OFF ROAD PARKING. Additionally, this LOVELY PROPERTY has a Superbly Landscaped Rear Garden which is Low Maintenance and has an ASTRO TURF LAWN & an Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Stylish & Spacious Through Lounge with Dining Area - 7.65m x 3.29m (25'1" x 10'9")

(Measurements taken at widest available points)

Extended & Well Fitted Kitchen - 4.1m x 3.37m (13'5" x 11'0")

FIRST FLOOR

Landing

Bedroom 1 - 4.15m x 3.23m (13'7" x 10'7")

Bedroom 2 - 3.41m x 3.23m (11'2" x 10'7")

Bedroom 3 - 2.3m x 1.75m (7'6" x 5'8")

Well Appointed House Bathroom - 2.38m x 1.74m (7'9" x 5'8")

OUTSIDE

Low Maintenance Fore Garden

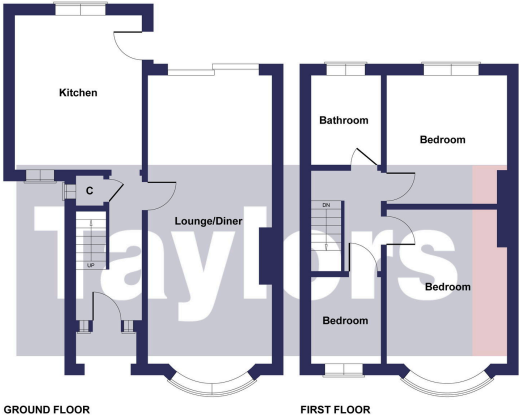
Driveway

Superbly Landscaped Astro Turf Rear Garden

EPC: D. Council Tax Band: B. 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.

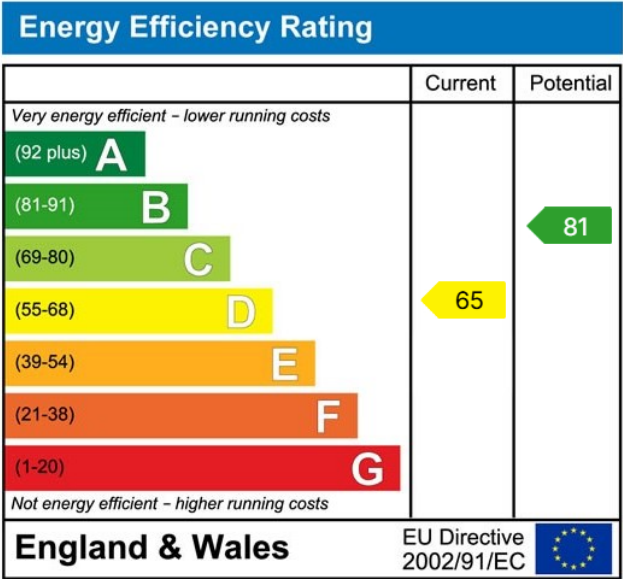


Crabourne Road, Dudley Wood, DY2 0EJ



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).

- WELL APPOINTED HOUSE BATHROOM
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SUPERBLY SITUATED WITHIN THE EXTREMELY SOUGHT AFTER AREA OF DUDLEY WOOD
- MODERN & EXTENDED WELL FITTED KITCHEN
- MUSHROOM GREEN CONSERVATION AREA & SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- WONDERFULLY LANDSCAPED ASTRO TURF REAR GARDEN
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EARLY VIEWING ADVISED
- VERY WELL MAINTAINED & THOUGHTFULLY EXTENDED, TRADITIONAL & BAY FRONTED, SEMI-DETACHED RESIDENCE



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.