



Taylors

Quarry Road, Dudley Wood, Netherton, Dudley, DY2 0EL

Offers In Region Of £295,000

3 1 2



A BEAUTIFUL & THOUGHTFULLY ENLARGED, CHARMING & BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE wonderfully located within this DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a TRADITIONAL & CHARACTERFUL layout of accommodation with both Gas Central Heating & Majority Double Glazing. This SPLENDID & METICULOUSLY MAINTAINED PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a BRILLIANT OPPORTUNITY to acquire a GOOD SIZED FAMILY HOME which is 'Ready-to-move-into', Attractively Presented Throughout and all together offers a FANTASTIC COMBINATION of a traditional layout, incredibly spacious accommodation and a highly POPULAR residential location. The PROPERTY is pleasantly & conveniently situated on QUARRY ROAD, one of the most DESIRABLE ADDRESSES within the LOVELY area of DUDLEY WOOD, and furthermore provides customary access to a SUERP RANGE of Local Amenities, SOUGHT AFTER Schooling & Excellent Transport Links. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Impressive Reception Hall, Attractive Bay Fronted Sitting Room, Separate Rear Dining Room / Further Reception Room, Modern Well Fitted Kitchen, Delightful Conservatory / Rear Lobby, Guests Cloakroom / W.C. To the First Floor, there are Three Well Proportioned Bedrooms (Bedrooms 1 & 3 with Comprehensive Range of Fitted Wardrobes) and a Luxury Well Appointed House Shower Room. Furthermore this GORGEOUS FAMILY HOME is for sale with NO UPWARD CHAIN and is set behind an Huge frontage with Lawned Fore Garden and an Impressive Block Paved Driveway. Additionally, this LOVELY PROPERTY has a Wonderful Rear Garden with Mature Planted / Shrubbed Borders, Well Maintained Lawn, Pretty Water Pond & Initial Patio Area for Alfresco Dining. The EXTERNAL SPACE also offers FANTASTIC POTENTIAL to EXTEND & ENLARGE further.

ROOM DIMENSIONS

GROUND FLOOR

Impressive Hallway

Attractive Bay Fronted Sitting Room - 4.16m x 3.35m (13'7" x 10'11")

Separate Dining Room / Further Reception Room - 3.65m x 3.37m (11'11" x 11'0")

Modern Well Fitted Kitchen - 2.65m x 2.48m (8'8" x 8'1")

Conservatory / Rear Lobby - 2.76m x 1.41m (9'0" x 4'7")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.66m x 3.39m (12'0" x 11'1")

Bedroom 2 - 3.35m x 3.34m (10'11" x 10'11")

Bedroom 3 - 2.7m x 2.54m (8'10" x 8'4")

Luxury House Shower Room

OUTSIDE

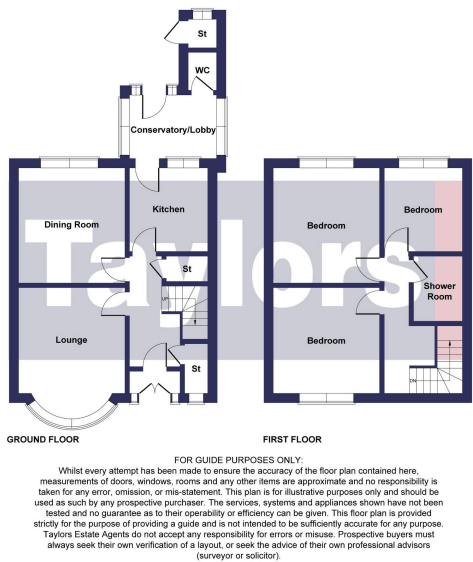
Large Block Paved Driveway

Wonderful Good Sized Rear Garden

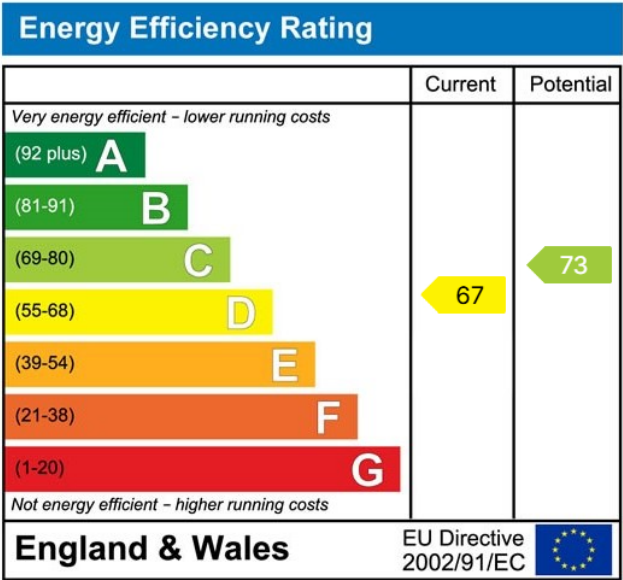
EPC: D. Council Tax Band: C. All main services connected. Construction: We believe the property is of a standard construction type. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.



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- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER
- LARGE & IMPRESSIVE BLOCK PAVED DRIVEWAY
- TWO CHARMING RECEPTION ROOMS
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MUSHROOM GREEN CONSERVATION AREA & SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- GORGEOUS & SECLUDED REAR GARDEN
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- PERFECT FOR GROWING FAMILIES
- BEAUTIFUL, VERY WELL MAINTAINED, CHARACTERFUL & BAY FRONTED, 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.