



**Taylor's**

# Racemeadow Crescent, Dudley Wood, Netherton, Dudley, DY2 0DX

Offers In Region Of £300,000

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A STUNNING & STYLISHLY PRESENTED, THREE BEDROOM, DETACHED RESIDENCE enviably situated on a SUPERB CORNER PLOT within this SOUGHT AFTER DEVELOPMENT, and furthermore encompassing a BEAUTIFULLY PROPORTIONED layout of accommodation with Double Glazing & Gas Central Heating. This EXPENSIVELY APPOINTED PROPERTY is GORGEOUSLY DECORATED and offers GROWING FAMILIES an EXCITING OPPORTUNITY to purchase a WONDERFUL FAMILY HOME which is IMMACULATELY MAINTAINED throughout and altogether offers the PERFECT COMBINATION of Modern Living, 'Ready-to-move-into accommodation' & a HUGE POPULAR RESIDENTIAL LOCATION. 'Racemeadow Crescent' forms part of this MODERN & DESIRABLE RESIDENTIAL DEVELOPMENT, located within this POPULAR AREA of Dudley Wood, which has an EXCELLENT RANGE of QUALITY SCHOOLING, Local Amenities & Regular Transport Links close by, together with providing easy access to an array of local towns. An EARLY VIEWING is ABSOLUTELY ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Stylish Dual Aspect Sitting Room, Gorgeous Dining Room / Further Reception Room, Stunning Well Fitted Kitchen, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms (Master Bedroom with Fitted Wardrobes & Luxury En-Suite Shower Room) and Modern Well Appointed House Bathroom. Externally this IMPRESSIVE PROPERTY is set on a FANTASTIC CORNER PLOT POSITION with EXTENSIVE FORE GARDENS, Adjoining Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Garage and Pretty Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

**Stylish Dual Aspect Sitting Room** - 6.02m x 3.31m (19'9" x 10'10")

**Gorgeous Separate Dining Room** - 3.82m x 3.03m (12'6" x 9'11")

**Modern Well Fitted Kitchen** - 4.67m x 2.78m (15'3" x 9'1")

**Guests Cloakroom / W.C**

#### FIRST FLOOR

**Bedroom 1** - 4.68m x 3.3m (15'4" x 10'9")

**Modern En-Suite**

**Bedroom 2** - 4.18m x 4.06m (13'8" x 13'3")

**Bedroom 3** - 2.51m x 2.36m (8'2" x 7'8")

**White Suite House Bathroom** - 2.06m x 1.98m (6'9" x 6'5")

#### OUTSIDE

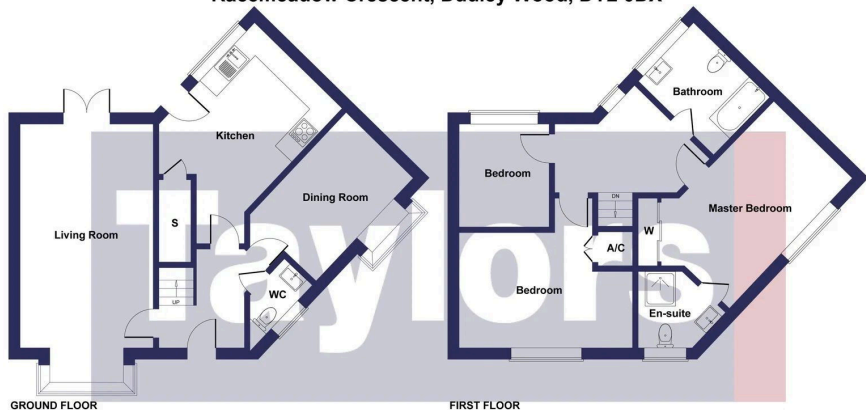
**Extensive Fore Gardens**

**Driveway, Garage & Lovely Rear Garden**

EPC: C. Council Tax Band: D. 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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

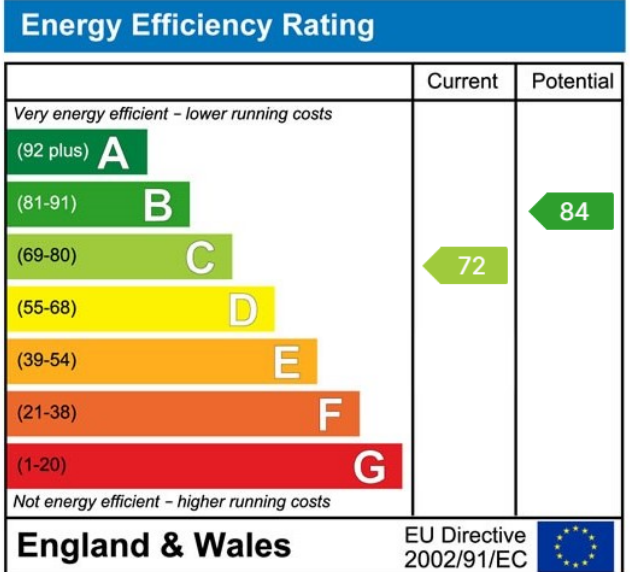


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- STUNNING & STYLISHLY PRESENTED, DETACHED RESIDENCE
- MASTER BEDROOM WITH FITTED WARDROBES & LUXURY EN-SUITE SHOWER ROOM
- TWO GORGEOUS RECEPTION ROOMS
- EARLY VIEWING ESSENTIAL
- OUTSTANDING RANGE OF DESIRABLE SCHOOLING CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- FANTASTIC CORNER PLOT POSITION
- PERFECT FOR GROWING FAMILIES
- BEAUTIFULLY APPOINTED HOUSE BATHROOM



**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.