



Taylors

Halesowen Road, Netherton, Dudley, DY2 9PU

Offers In Region Of £265,000

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This WONDERFULLY IMPROVED & STYLISHLY DECORATED, TRADITIONAL & BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is conveniently situated within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, which has a SUPERB RANGE of GOOD SCHOOLING, Regular Transport Links & LOCAL AMENITIES (Such as Netherton Village) close by, and furthermore encompasses a VERY WELL PROPORTIONED & OPEN PLAN layout of accommodation with both Gas Central Heating & Double Glazing.

This MOST APPEALING & THOUGHTFULLY ENLARGED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being SUPERBLY SUITED for GROWING FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Reception Hall, Stunning Well Fitted Kitchen being OPEN PLAN to a Stylishly Decorated Bay Fronted Lounge Diner, Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed White Suite House Bathroom.

Additionally this CHARMING PROPERTY is for sale with NO UPWARD CHAIN and is furthermore complimented with a Driveway which provides OFF ROAD PARKING and a Large Rear Garden with GREAT POTENTIAL and Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Stunning Re-Fitted Kitchen being Open Plan to a Stylish Lounge Diner - 7.65m x 5.3m (25'1" x 17'4")

(Measurements taken at widest available points)

Conservatory - 2.86m x 2.01m (9'4" x 6'7")

FIRST FLOOR

Landing

Bedroom 1 - 4.15m x 3.18m (13'7" x 10'5")

(Measurements taken at widest available points)

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

Bedroom 3 - 2.01m x 1.93m (6'7" x 6'3")

Well Appointed House Shower Room - 2.24m x 1.79m (7'4" x 5'10")

OUTSIDE

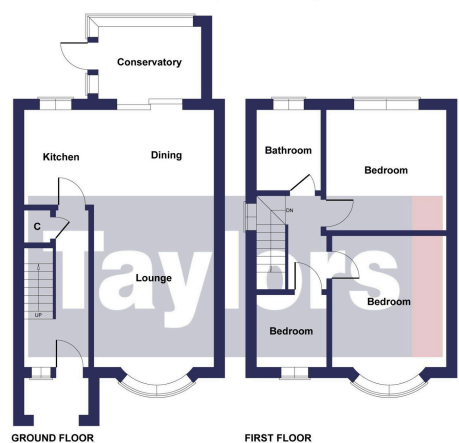
Driveway

Large Rear Garden

EPC: D. 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.

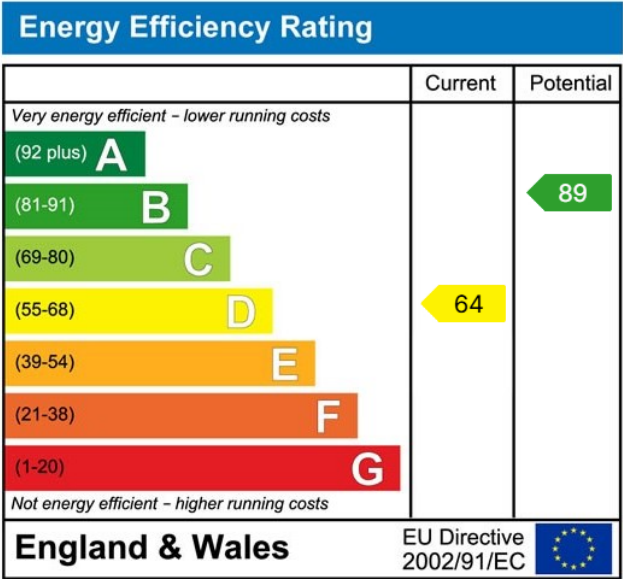


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- EARLY VIEWING ADVISED
- NO UPWARD CHAIN
- LARGE REAR GARDEN
- IDEAL FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- WONDERFULLY IMPROVED & STYLISHLY DECORATED, TRADITIONAL & BAY FRONTED, SEMI-DETACHED RESIDENCE
- FANTASTIC RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- ESTABLISHED RESIDENTIAL LOCATION
- MODERN HOUSE BATHROOM
- STUNNING WELL FITTED KITCHEN BEING OPEN PLAN TO A STYLISH THROUGH LOUNGE DINER



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.