



Taylor's

Leabank Road, Netherton, Dudley, DY2 0BD

Offers In Region Of £230,000

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A STUNNING, GORGEOUSLY DECORATED & EXPENSIVELY APPOINTED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly located within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This BEAUTIFULLY PRESENTED PROPERTY is immaculately MAINTAINED throughout and furthermore offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING opportunity to purchase a WONDERFUL FAMILY HOME which is 'Turn-Key-Ready', Stylishly Decorated Throughout and all together offers the PERFECT COMBINATION of MODERN living, INCREDIBLY SPACIOUS accommodation and a hugely DESIRABLE residential location. The PROPERTY is splendidly situated within the POPULAR AREA of Netherton, which has a superb RANGE of POPULAR Schooling, Regular Transport Links & Local Amenities close by, together with having both Saltwells Nature Reserve & Mushroom Green Reservation Area within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hallway, Guests Cloakroom / W.C, Stylishly Decorated Dual Aspect Sitting Room with Feature Log Burning Fireplace, Luxury Well Fitted Dining Kitchen with Integrated Appliances, Well Fitted Side Utility, Landing, Three Large & Well Proportioned First Floor Bedrooms and Modern Well Appointed House Shower Room. Furthermore this GORGEOUS PROPERTY is set behind a LARGE TARMAC FRONTAGE (No Dropped Kerb) and has a Lovely / Secluded Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Stunning Well Fitted Dining Kitchen with Integrated Appliances - 3.51m x 3.28m (11'6" x 10'9")

Stylish Sitting Room with Feature Log Burning Fireplace - 5.18m x 3.86m (17'0" x 12'8")

Side Utility

FIRST FLOOR

Landing

Bedroom 1 - 4.27m x 3.4m (14'0" x 11'2")

Bedroom 2 - 3.38m x 3.28m (11'1" x 10'9")

Bedroom 3 - 2.97m x 2.18m (9'9" x 7'2")

Modern Well Appointed Shower Room

OUTSIDE

Large Tarmac Frontage (Do Dropped Kerb)

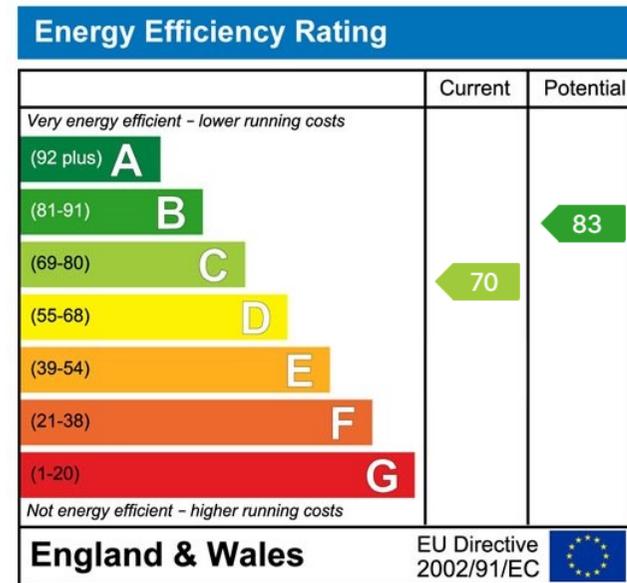
Lovely Rear Garden

EPC: C. Council Tax Band: A. 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.





- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- THREE LARGE & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- LUXURY WELL FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- STYLISH SITTING ROOM WITH FEATURE LOG BURNING FIREPLACE
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF POPULAR SCHOOLING & REGULAR TRANSPORT LINKS CLOSE BY
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER
- SALTWELLS NATURE RESERVE & MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY
- STUNNING, GORGEOUSLY PRESENTED & EXPENSIVELY APPOINTED, 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.