



Taylor's

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

Offers In Region Of £300,000

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A VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, DETACHED RESIDENCE superbly situated on a LOVELY CORNER PLOT within this DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING layout of accommodation with Double Glazing & Gas Central Heating. This GOOD SIZED DETACHED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a WONDERFUL FAMILY HOME which is IMMACULATELY MAINTAINED throughout, and altogether offers the IDEAL COMBINATION of Modern Living, Versatile Accommodation & a Hugely POPULAR RESIDENTIAL LOCATION. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Spacious Dual Aspect Sitting Room, Separate Dining Room / Further Reception Room, Modern Well Fitted Kitchen, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms (Two of which with Comprehensive Range of Fitted Wardrobes), Master Bedroom with En-Suite Shower Room & Modern White Suite House Bathroom. Furthermore this FANTASTIC PROPERTY is for sale with NO UPWARD CHAIN and externally boasts EXTENSIVE Fore Gardens, Driveway which provides OFF ROAD PARKING, Garage & Lovely Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Spacious Dual Aspect Sitting Room - 5.99m x 3.3m (19'7" x 10'9")

Separate Dining Room - 3.86m x 2.95m (12'7" x 9'8")

Modern Well Fitted Kitchen - 4.52m x 2.86m (14'9" x 9'4")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 4.68m x 3.39m (15'4" x 11'1")

En-Suite Shower Room

Bedroom 2 - 4.21m x 3.4m (13'9" x 11'1")

Bedroom 3 - 2.45m x 2.36m (8'0" x 7'8")

Well Appointed House Bathroom

OUTSIDE

Extensive Fore Gardens

Driveway

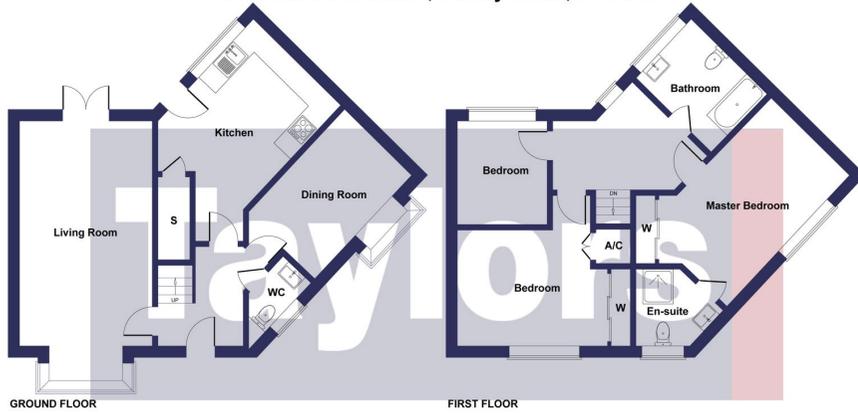
Garage

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.

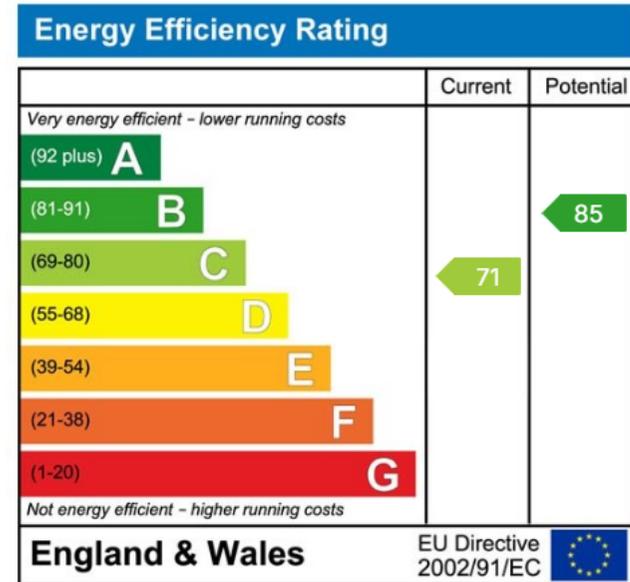


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- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, DETACHED RESIDENCE
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- WHITE SUITE HOUSE BATHROOM
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- NO UPWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- EARLY VIEWING ADVISED
- POPULAR & DESIRABLE RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY



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.