



Taylor's

Hockley Lane, Netherton, Dudley, DY2 0JL

Offers In Region Of £350,000

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A STUNNING, INDIVIDUALLY DESIGNED & HUGELY DISTINCTIVE, THREE BEDROOM, DETACHED RESIDENCE superbly situated on a FANTASTIC & LARGE PLOT within this EXTREMELY DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a BEAUTIFULLY PROPORTIONED & INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This CHARACTERFUL & CHARMING PROPERTY is IMMACULATELY MAINTAINED throughout and is PERFECTLY SUITED for GROWING FAMILIES looking to purchase a FANTASTIC FAMILY HOME which offers the PERFECT combination of MODERN & TRADITIONAL LIVING, 'Ready-to-move-into accommodation' and a DESIRABLE RESIDENTIAL LOCATION. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Entrance Porch, Impressive Reception Hall, Attractive Front Reception Room with Bay Window, Lovely Rear Sitting Room, Modern Well Fitted Kitchen, Useful Utility Room, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Four Piece Suite House Bathroom. Furthermore this GORGEOUS PROPERTY is positioned on a LARGE & ENVIABLE PLOT with an Extensive Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Garage, Separate Garage Store / Store Room & Stunning Rear Garden Aspect with Large Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Reception Hall

Front Reception Room with Bay Window - 4.08m x 3.63m (13'4" x 11'10")

Attractive Sitting Room / Further Reception Room - 4.15m x 3.63m (13'7" x 11'10")

Modern Well Fitted Kitchen - 3.56m x 2.41m (11'8" x 7'10")

Spacious Utility - 2.93m x 2.21m (9'7" x 7'3")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 4.16m x 3.63m (13'7" x 11'10")

Bedroom 2 - 4.1m x 3.7m (13'5" x 12'1")

Bedroom 3 - 2.4m x 2.16m (7'10" x 7'1")

Spacious Well Appointed House Bathroom - 3.04m x 2.41m (9'11" x 7'10")

OUTSIDE

Large Driveway

Garage Store / Store Room - 4.38m x 2.37m (14'4" x 7'9")

Garage (Located to the Side) & Truly Stunning Rear Garden

EPC: D 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 low - 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).

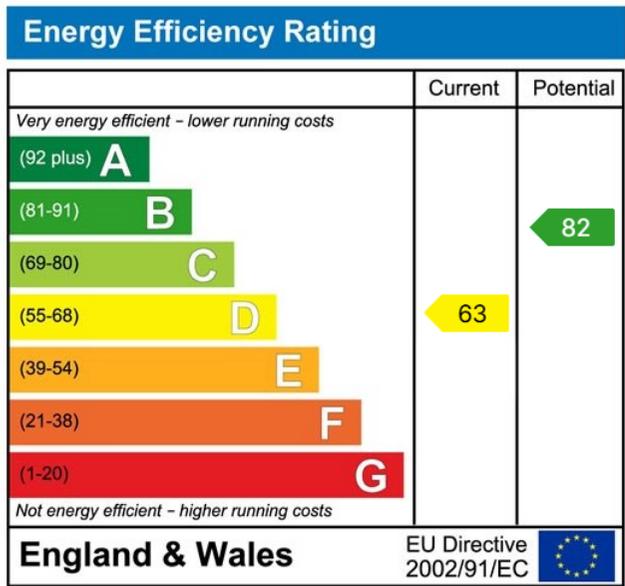


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FOR GUIDE PURPOSES ONLY:
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- BEAUTIFULLY PRESENTED & HUGELY DISTINCTIVE, DETACHED RESIDENCE
- SUPERBLY SITUATED ON A FANTASTIC SIZED PLOT
- THREE ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- HUGE POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- NETHERTON RESERVIOR & AN EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- VERY WELL PROPORTIONED & CHARACTERFUL LAYOUT
- EXTREMELY SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION
- TRULY STUNNING REAR GARDEN ASPECT
- PERFECT FOR GROWING FAMILIES SEEKING A WONDERFUL FAMILY HOME
- MODERN WELL FITTED KITCHEN & BEAUTIFUL WELL 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.