



Taylor's

Lodge Crescent, Netherton, Dudley, DY2 0HF

Offers In Region Of £255,000

4 2 3



This TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, TRADITIONAL STYLE, FOUR BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this conveniently placed residential location, which has Netherton Village & Merry Hill Shopping Complex close by, and furthermore encompasses a BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This GOOD SIZED & VERY WELL PROPORTIONED PROPERTY is perfectly suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, and in brief comprises: Reception Hall, Attractive Lounge, Stunning Well Fitted Kitchen being OPEN PLAN to a Lovely Dining Room Area, Fantastic Additional Sitting Room / Further Reception Room, Landing, Three Large First Floor Bedrooms, Modern Well Appointed House Bathroom & Spacious Ground Floor Bedroom with En-Suite Shower Room. Furthermore with Pretty Fore Garden, Tarmac Frontage (No Dropped Kerb), Gas Central Heating, Majority Double Glazing and Beautifully Landscaped Rear Garden with Large Summerhouse, Astro Turf Lawn and Initial Patio & Decking Areas for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 6.32m x 3.75m (20'8" x 12'3")

Dining Room - 4.44m x 2.76m (14'6" x 9'0")

Stunning Breakfast Kitchen - 4.88m x 2.41m (16'0" x 7'10")

Further Living Room / Reception Room - 5.06m x 2.37m (16'7" x 7'9")

Ground Floor 4th Bedroom - 3.41m x 2.86m (11'2" x 9'4")

En-Suite Shower Room - 1.93m x 1.59m (6'3" x 5'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.75m x 3.39m (12'3" x 11'1")

Bedroom 2 - 3.32m x 2.88m (10'10" x 9'5")

Bedroom 3 - 2.82m x 2.34m (9'3" x 7'8")

House Bathroom - 1.91m x 1.66m (6'3" x 5'5")

OUTSIDE

Tarmac Frontage (No Dropped Kerb)

Pretty Fore Garden

Wonderfully Landscaped Rear Garden

Fantastic Summerhouse

EPC: C. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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.

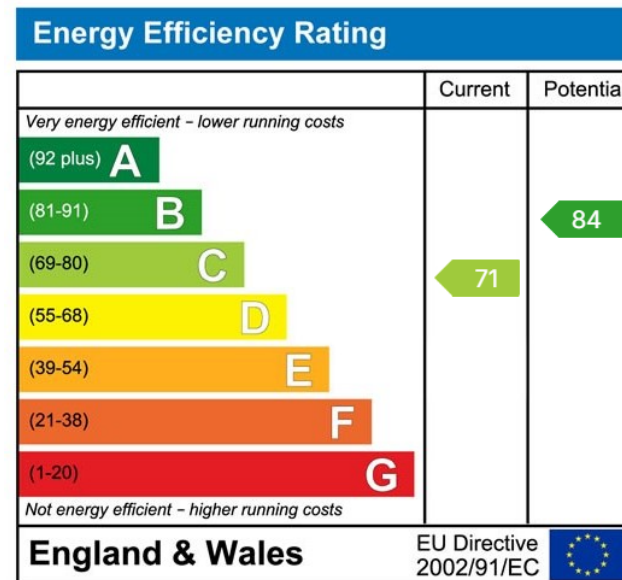


Lodge Crescent, Netherton, DY2 0HF



FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- SPACIOUS GROUND FLOOR 4TH BEDROOM
- STUNNING WELL FITTED BREAKFAST KITCHEN
- WONDERFULLY LANDSCAPED ASTRO TURF REAR GARDEN
- FANTASTIC SUMMER HOUSE
- THREE LARGE FIRST FLOOR BEDROOMS
- GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- THREE CHARMING RECEPTION ROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- MERRY HILL SHOPPING COMPLEX 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.