



Taylors

Brewster Street, Netherton, Dudley, DY2 0PH

Offers In Region Of £270,000

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An IMPOSING & INCREDIBLY SPACIOUS, TRADITIONAL & BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE superbly situated on a LARGE & ENVIABLE PLOT within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with Majority Double Glazing, Gas Central Heating & a FANTASTIC TRIPLE GARAGE! This GOOD SIZED & CHARMING PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a blank canvas in which to create their dream home, with the potential to blend contemporary style and comfort with the property's inherent character. The generous proportions and brilliant room sizes provide an excellent foundation for sympathetic refurbishment or imaginative redesign and overall offers HUGE POTENTIAL to create a WONDERFUL FAMILY HOME within this SOUGHT AFTER LOCATION. 'Brewster Street' forms part of the POPULAR TOWN of Netherton, which has an EXCELLENT RANGE of Regular Transport Links & GOOD SCHOOLING within close proximity, together with having a fantastic array of Local Amenities close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Incredibly Spacious Dual Aspect Through Lounge with Dining Area, Fitted Kitchen, Side Lobby, Ground Floor Wet Room, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Externally with Low Maintenance Fore Garden, FANTASTIC TRIPLE GARAGE, Secluded & Well Maintained Rear Garden and Good Sized Gated Driveway which provide AMPLE OFF ROAD PARKING. Potential Buyers would also like to be made aware that this property is being sold with added ADVANTAGE of NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Hallway

Incredibly Spacious Dual Aspect Lounge with Dining Area - 7.73m x 3.38m (25'4" x 11'1")

Kitchen - 4.23m x 1.82m (13'10" x 5'11")

Side Lobby

Ground Floor Wet Room - 2.27m x 2.15m (7'5" x 7'0")

FIRST FLOOR

Bedroom 1 - 3.7m x 2.97m (12'1" x 9'8")

Bedroom 2 - 3.58m x 3.32m (11'8" x 10'10")

Bedroom 3 - 2.18m x 1.99m (7'1" x 6'6")

House Bathroom - 2.4m x 1.75m (7'10" x 5'8")

OUTSIDE

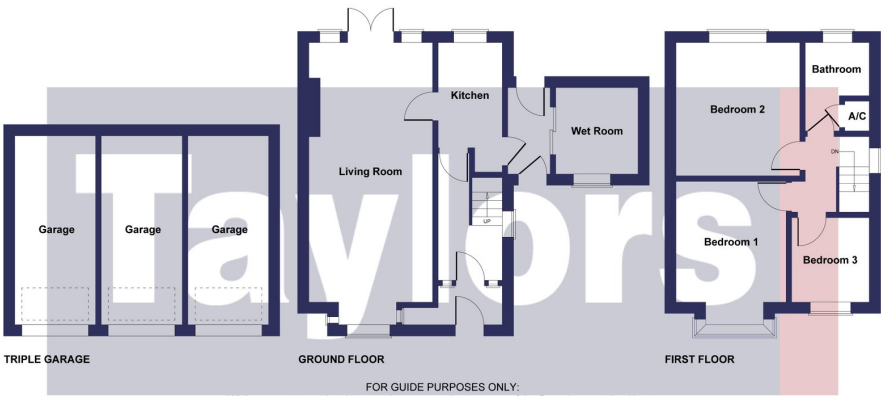
Extensive Driveway & Triple Garage

Fore Garden & Secluded Rear Garden

EPC: D. Council Tax Band: C. 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. 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).



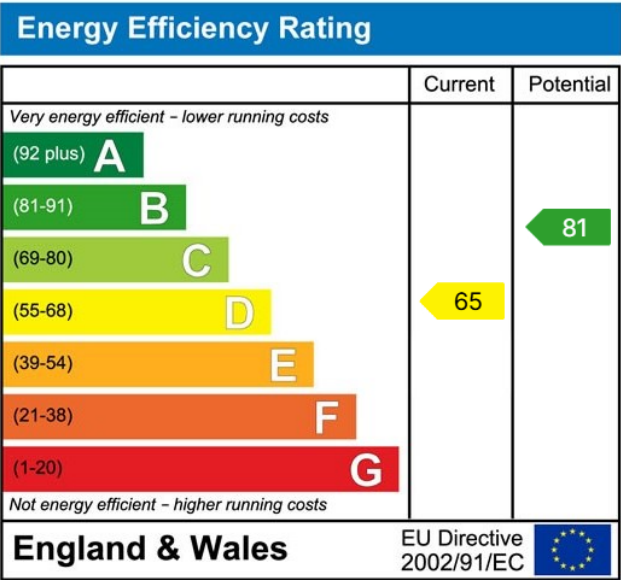
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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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).



- INCREDIBLY SPACIOUS, TRADITIONAL & BAY FRONTED, DETACHED RESIDENCE
- FANTASTIC TRIPLE GARAGE
- LOVELY & SECLUDED REAR GARDEN
- EXTENSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EXCELLENT RANGE OF LOCAL AMENITIES & SCHOOLING CLOSE BY
- NO UPWARD CHAIN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WONDERFUL POTENTIAL
- POPULAR & CONVENIENT RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL



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.