



Taylors

St. Georges Road, Netherton, Dudley, DY2 8ER

Offers In Region Of £345,000

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A BEAUTIFULLY PROPORTIONED, INDIVIDUALLY DESIGNED & EXTREMELY CHARACTERFUL, THREE BEDROOM, DETACHED RESIDENCE superbly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY DECEPTIVE & VERY WELL ARRANGED layout with Gas Central Heating. This SUPERB PROPERTY is WELL MAINTAINED THROUGHOUT and additionally offers GROWING FAMILIES an EXCITING & FANTASTIC OPPORTUNITY to purchase a HANDSOME & CHARMING PROPERTY, which has HUGE POTENTIAL to Improve & 'Put there own stamp on', combined with having a PRACTICAL, VERSATILE & FLEXIBLE arrangement of accommodation. 'St. Georges Road' is SUPERBLY SITUATED within this SOUGHT AFTER RESIDENTIAL LOCATION, located just off the ESTABLISHED St. Peters Road, which has an OUTSTANDING RANGE of Local Amenities, Regular Transport Links & Good Schooling close by, together with having both 'Bumble Hole' & 'Warrens Hall' Nature Reserve within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Impressive Reception Hall, Incredibly Spacious Dual Aspect Lounge Diner, Delightful Conservatory, Good Sized Breakfast Kitchen, Useful Side Utility / Vestibule, Guests Cloakroom / W.C, Landing, Three Large & Well Proportioned First Floor Bedrooms and House Bathroom. Externally this SPLENDID FAMILY HOME is set on a LARGE PLOT with EXTENSIVE Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage, Wonderful Rear Garden, Versatile Outbuilding (In Need of Repair) and overall providing HUGE POTENTIAL to EXTEND (Subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Impressive Reception Hall

Guests Cloakroom / W.C

Dual Aspect Lounge Diner - 7.9m x 3.65m (25'11" x 11'11")

Conservatory - 2.97m x 2.88m (9'8" x 9'5")

Spacious Breakfast Kitchen - 5.47m x 2.75m (17'11" x 9'0")

Side Utility / Vestibule - 7m x 1.65m (22'11" x 5'4")

FIRST FLOOR

Bedroom 1 - 4m x 3.61m (13'1" x 11'10")

Bedroom 2 - 4.02m x 3.62m (13'2" x 11'10")

Bedroom 3 - 3.32m x 2.86m (10'10" x 9'4")

Good Sized Bathroom - 3.44m x 2.07m (11'3" x 6'9")

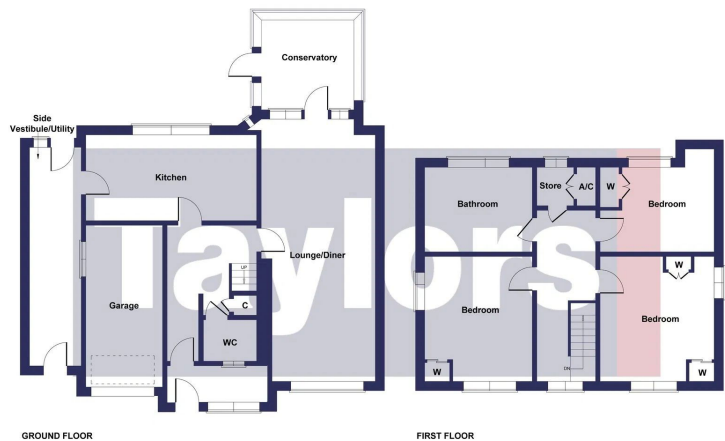
OUTSIDE

Large Block Paved Driveway & Garage - 5.18m x 2.46m (16'11" x 8'0")

Wonderful Rear Garden

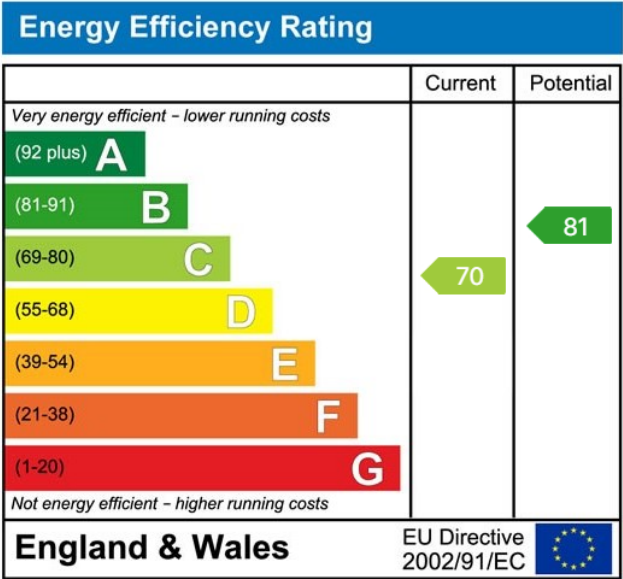
EPC: C. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type with Gas Central Heating and a combination of Timber & Double Glazed Windows. (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).





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).

- BEAUTIFULLY PROPORTIONED, INDIVIDUAL & CHARACTERFUL, DETACHED RESIDENCE
- INCREDIBLY SPACIOUS DUAL ASPECT LOUNGE DINER
- SUPERB REAR GARDEN ASPECT
- EXTENSIVE RANGE OF SCHOOLING & LOCAL AMENITIES CLOSE BY
- EARLY VIEWING ESSENTIAL
- THREE LARGE FIRST FLOOR BEDROOMS
- CONSERVATORY
- POPULAR RESIDENTIAL LOCATION
- IMPRESSIVE BLOCK PAVED DRIVEWAY & GARAGE
- FANTASTIC POTENTIAL FOR GROWING FAMILIES TO CREATE A WONDERFUL FAMILY HOME



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.