



**Taylor's**

# Stoney Lane, Netherton, Dudley, DY2 0AD

Offers In Region Of £210,000

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An INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a GOOD SIZED layout of accommodation with both Double Glazing & Gas Central Heating. This THOUGHTFULLY ENLARGED PROPERTY is PERFECTLY SUITED for Growing Families or the more Discerning First Time Buyers, and additionally is located within this POPULAR PART of Netherton, which has Saltwells Nature Reserve within walking distance, together with having an EXCELLENT RANGE of Regular Transport Links (Such as Creadley Heath Train Station), FANTASTIC SCHOOLING & Local Amenities close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which combined with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Guests Cloakroom / W.C, Spacious Sitting Room, Fitted Kitchen, Delightful Conservatory, Side Utility, Landing, Three Well Proportioned First Floor Bedrooms & House Shower Room. Externally with a Low Maintenance Frontage (No Dropped Kerb) and Lovely Rear Garden which is Secluded & has an Initial Patio Area for Alfresco Dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

**Reception Hall**

**Guests Cloakroom / W.C**

**Spacious Lounge** - 5.3m x 4.27m (17'4" x 14'0")

**Conservatory** - 3.34m x 2.53m (10'11" x 8'3")

**Fitted Kitchen** - 3.59m x 3.3m (11'9" x 10'9")

**Side Utility**

#### FIRST FLOOR

**Landing**

**Bedroom 1** - 4.23m x 3.33m (13'10" x 10'11")

(Measurements taken at widest available points)

**Bedroom 2** - 3.35m x 3.19m (10'11" x 10'5")

(Measurements taken at widest available points)

**Bedroom 3** - 2.99m x 2.2m (9'9" x 7'2")

**House Shower Room** - 0m x 0m (0'0" x 0'0")

#### OUTSIDE

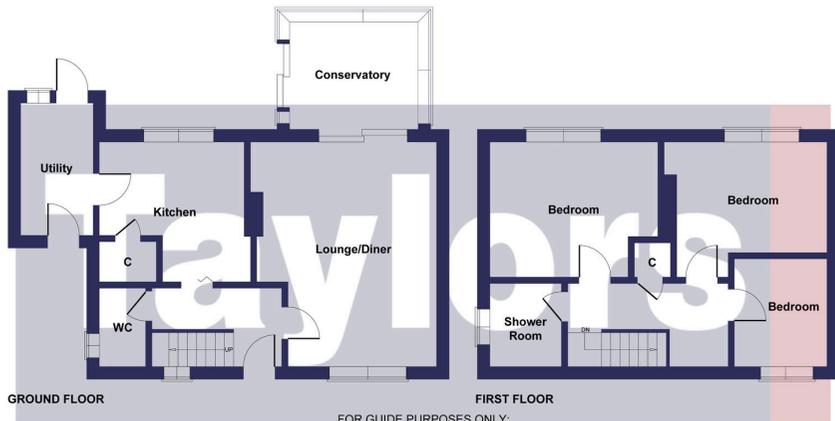
**Low Maintenance Frontage (No Dopped Kerb)**

**Lovely & Good Sized Rear Garden**

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

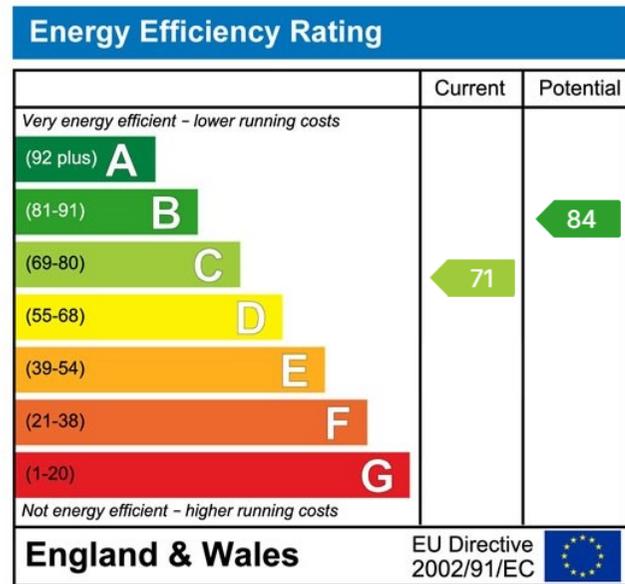


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- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED SEMI-DETACHED RESIDENCE
- SECLUDED & GOOD SIZED REAR GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- DELIGHTFUL CONSERVATORY
- THREE LARGE FIRST FLOOR BEDROOMS
- EARLY VIEWING ESSENTIAL
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EXCELLENT RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY
- NO UPWARD CHAIN



**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.