






Taylor's

Dudley Wood Road, Dudley Wood, Netherton, Dudley, DY2 0DB

Offers In Region Of £185,000

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An ATTRACTIVELY PRESENTED & DECEPTIVELY SPACIOUS, VICTORIAN STYLE, THREE BEDROOM, MID-TERRACE RESIDENCE pleasantly situated within this SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY DECEPTIVE & RATHER CHARMING layout of accommodation with Double Glazing & Gas Central Heating. This CHARACTERFUL PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a GOOD SIZED & FLEXIBLE FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Traditional Living, 'Turn-Key' Accommodation and a HUGELY DESIRABLE RESIDENTIAL LOCATION. 'Dudley Wood Road' is pleasantly & conveniently LOCATED within the DESIRABLE AREA of DUDLEY WOOD and furthermore provides EASY & REGULAR access to a FANTASTIC RANGE of Local Amenities (Such as Merry Hill Shopping Complex), SOUGHT AFTER Schooling & Excellent Transport Links (Such as Cradley Heath Train Station), combined with having both Mushroom Green Conservation Area & Saltwells Nature Reserve within walking distance. Both Mushroom Green Conservation Area & Saltwells Nature Reserve provide lovely opportunities for recreation (Such as Hiking, Dog Walking & Cycling) and wildlife observation. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Attractive Sitting Room, Separate Dining Room / Further Reception Room, Inner Lobby, Stunning Well Fitted Kitchen, Modern White Suite House Bathroom, Landing and Three Well Proportioned First Floor Bedrooms. Externally with Lovely Cottage Style Rear Garden which is Secluded, Low Maintenance & Ideal for Alfresco Dining and Garage (located to the Rear).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Attractive Sitting Room - 3.71m x 3.44m (12'2" x 11'3")

Separate Dining Room / Further Reception Room - 3.71m x 3.48m (12'2" x 11'5")

Inner Lobby

Stunning Well Fitted Kitchen - 3.25m x 2.72m (10'7" x 8'11")

Modern White Suite Bathroom - 2.68m x 1.4m (8'9" x 4'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.71m x 3.48m (12'2" x 11'5")

Bedroom 2 - 3.69m x 2.58m (12'1" x 8'5")

Bedroom 3 - 3.74m x 1.84m (12'3" x 6'0")

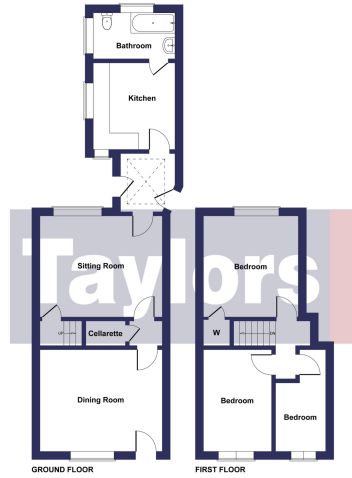
OUTSIDE

Lovely Cottage Style Rear Garden

Garage

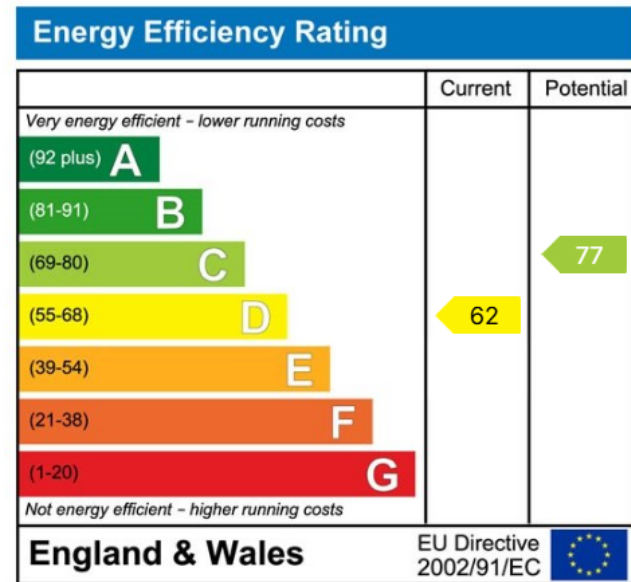
EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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).





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 errors, omissions, or mis-statements. 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 omissions. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- ATTRACTIVELY PRESENTED, VICTORIAN STYLE, MID-TERRACE RESIDENCE
- STUNNING WELL FITTED KITCHEN
- GARAGE (LOCATED TO THE REAR)
- TWO CHARMING RECEPTION ROOMS
- EXCELLENT RANGE OF SCHOOLING & TRANSPORT LINKS CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WHITE SUITE HOUSE BATHROOM
- LOVELY COTTAGE STYLE REAR GARDEN
- SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS



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.