



Taylor's

Marita Close, Netherton, Dudley, DY2 9LF

Offers In Region Of £265,000

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A BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated on a GOOD SIZED & ENVIABLE PLOT within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with Double Glazing & Gas Central Heating. This LOVELY PROPERTY is IMMACULATELY MAINTAINED throughout, and together with being PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder, offers the PERFECT COMBINATION of Modern Living, 'Ready-to-move-into-accommodation' and a Hugely Desirable Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Attractive & Extended Lounge with Dining Area, Modern Well Fitted Kitchen, Guest Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Shower Room. Externally with Large Driveway which provides AMPLE OFF ROAD PARKING, Impressive Fore Garden, Garage Store and Secluded Rear Garden which is Low Maintenance & Ideal for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Side Reception Hallway

Attractive Sitting Room - 4.64m x 3.62m (15'2" x 11'10")

Dining Area - 4.64m x 2.72m (15'2" x 8'11")

Modern Well Fitted Kitchen - 4.31m x 2.88m (14'1" x 9'5")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 3.94m x 3.01m (12'11" x 9'10")

Bedroom 2 - 4.62m x 2.78m (15'1" x 9'1")

Bedroom 3 - 2.85m x 1.83m (9'4" x 6'0")

Luxury House Shower Room

OUTSIDE

Large Driveway & Impressive Fore Garden

Garage Store

Lovely Rear Garden

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

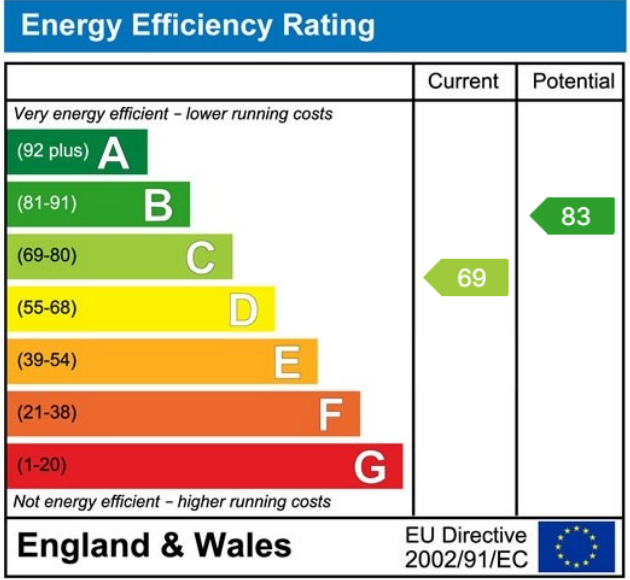


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- BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE & EXTENDED LOUNGE WITH DINING AREA
- LOVELY & SECLUDED REAR GARDEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- DELIGHTFULLY SITUATED TOWARDS THE HEAD OF THIS LOVELY CLOSE
- EXTENSIVE RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING 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.