



Taylor's

Newland Grove, Dudley, DY2 0TL

Offers In Region Of £230,000

3 1 2



A VERY WELL PRESENTED & THOUGHTFULLY EXTENDED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this HUGELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY SPACIOUS & MOST APPEALING layout of accommodation. This GOOD SIZED PROPERTY is NICELY MAINTAINED throughout and furthermore offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a FANTASTIC FAMILY HOME which offers the IDEAL COMBINATION of a PRACTICAL GROUND FLOOR LAYOUT & SPACIOUS FIRST FLOOR ACCOMMODATION. 'Newland Grove' forms part of this DESIRABLE & POPULAR RESIDENTIAL LOCATION, which has an OUTSTANDING RANGE of Regular Transport Links & Popular Schooling close by, together with having a SUPERB ARRAY of Local Amenities (Such as Merry Hill Shopping Complex & Russells Hall Hospital) within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Pleasant Dual Aspect Sitting Room, Separate Dining Room, Modern Well Fitted Kitchen, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & House Shower Room. Furthermore with Driveway which provides OFF ROAD PARKING, Pretty Fore Garden, Gas Central Heating, Combination of Timber & Double Glazed Windows and Lovely & Well Maintained Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Dual Aspect Sitting Room - 5.33m x 3.94m (17'5" x 12'11")

Separate Dining Room - 3.33m x 3.18m (10'11" x 10'5")

Modern Well Fitted Kitchen - 4.00m x 3.16m (13'2"4" x 10'4")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.75m x 3.23m (12'3" x 10'7")

Bedroom 2 - 3.24m x 3.2m (10'7" x 10'5")

Bedroom 3 - 3.13m x 1.99m (10'3" x 6'6")

House Shower Room

OUTSIDE

Driveway

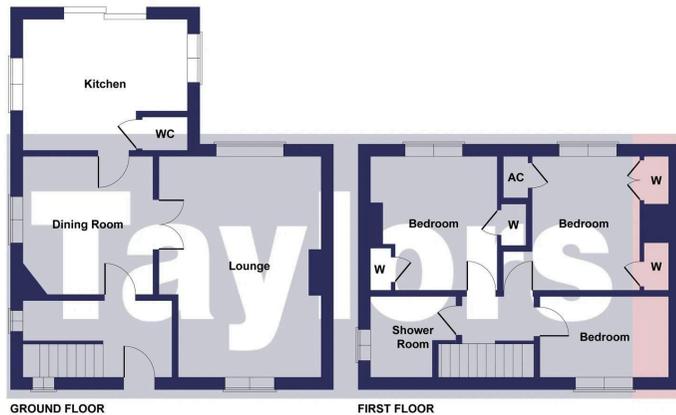
Pretty Fore Garden

Lovely Good Sized Rear Garden

EPC: C. Council Tax Band: A. 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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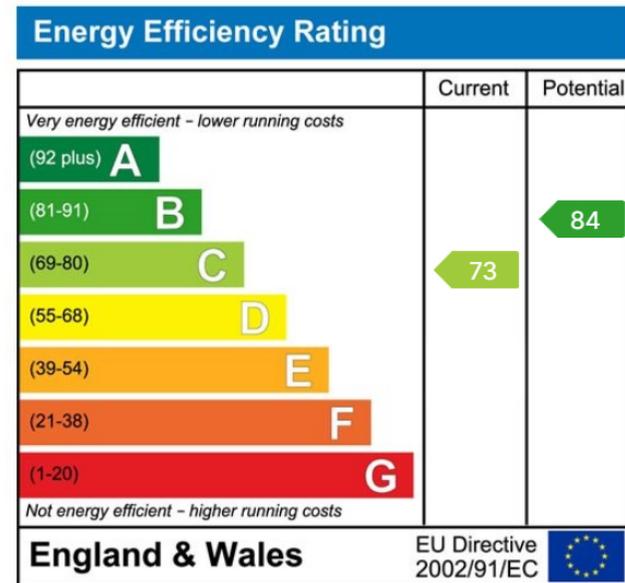


GROUND FLOOR

FIRST FLOOR

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).

- VERY WELL PRESENTED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- TWO CHARMING RECEPTION ROOMS
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- EXTENSIVE RANGE OF GOOD SCHOOLING & TRANSPORT LINKS WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- MODERN WELL FITTED KITCHEN
- LOVELY & WELL MAINTAINED REAR GARDEN
- FANTASTIC AMENITIES SUCH AS MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL CLOSE BY



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.