






**Taylor's**

# Heath Road, Netherton, Dudley, DY2 0AU

Offers In Region Of £210,000

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A VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, THREE BEDROOM, END-OF-TERRACE RESIDENCE wonderfully located within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY SPACIOUS layout of accommodation with Double glazing & Gas Central Heating. This GOOD SIZED PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER, and altogether provides the ideal combination of an EXTENDED GROUND FLOOR LAYOUT, Spacious First Floor Accommodation & a Hugely Popular & Convenient Residential Location. 'Heath Road' is pleasantly located within this POPULAR PART of Netherton, which has Saltwells Nature Reserve within walking distance, together with having an OUTSTANDING RANGE of Regular Transport Links, Good Schooling & Local Amenities close by. 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 Sitting Room, Spacious Rear Living Room / Further Reception Room, Fitted Kitchen, Rear Hall / Lobby, Ground Floor Wet Room, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Externally with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING & Lovely Rear Garden with Initial Patio Area for Alfresco Dining.

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

## GROUND FLOOR

### Reception Hall

**Sitting Room** - 4.34m x 3.41m (14'2" x 11'2")

**Further Reception Room** - 6.05m x 2.62m (19'10" x 8'7")

**Kitchen** - 3.45m x 2.42m (11'3" x 7'11")

### Rear Hall / Lobby

**Ground Floor Wet Room** - 2.45m x 2.4m (8'0" x 7'10")

## FIRST FLOOR

### Landing

**Bedroom 1** - 4.28m x 3.4m (14'0" x 11'1")

**Bedroom 2** - 4.2m x 2.59m (13'9" x 8'5")

**Bedroom 3** - 2.68m x 2.42m (8'9" x 7'11")

**House Bathroom** - 2.35m x 1.7m (7'8" x 5'6")

## OUTSIDE

### Extensive Driveway

### 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 that the property was originally built as a Non-standard construction type but there have been approved permanent structural alterations together with a Retrospective Certificate of Completion to the property to create a more standardized home (this Certificate is available upon request & 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).

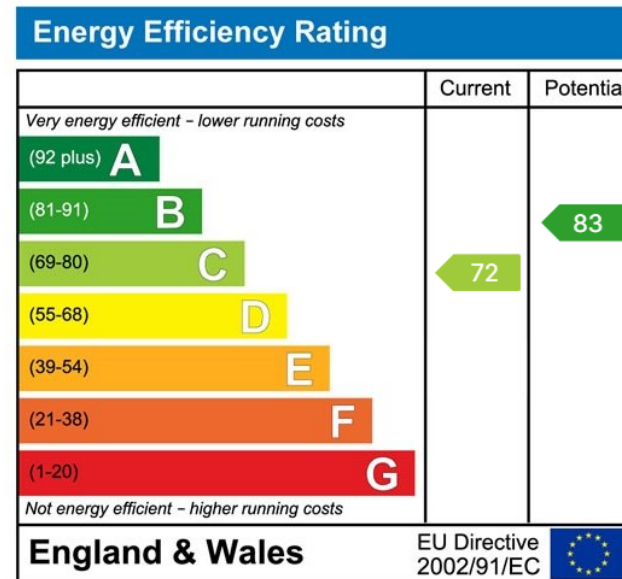


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- THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, END-OF-TERRACE RESIDENCE
- TWO INCREDIBLY SPACIOUS RECEPTION ROOMS
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- LOVELY & SECLUDED REAR GARDEN
- SALTWELLS NATURE RESERVE WITHIN CLOSE PROXIMITY
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- IMPRESSIVE TARMAC DRIVEWAY
- FIRST FLOOR BATHROOM & GROUND FLOOR WET ROOM
- EXCELLENT RANGE OF AMENITIES & SCHOOLING 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.