



**Taylor's**

Orchard Road, Dudley Wood, Netherton, Dudley, DY2 0DN  
Offers In Region Of £250,000

3 1 2



A TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this EXTREMELY POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED LAYOUT of accommodation with Double Glazing & Double Glazing. This LARGE & MOST APPEALING PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a GOOD SIZED FAMILY HOME which is ATTRACTIVELY PRESENTED throughout and altogether offers the PERFECT COMBINATION of MODERN LIVING, Extended Ground Floor Accommodation & a HUGELY CONVENIENT RESIDENTIAL LOCATION. 'Orchard Road' is pleasantly situated within the SOUGHT AFTER AREA of Dudley Wood, which has an EXTENSIVE RANGE of Local Amenities, Regular Transport Links & POPULAR SCHOOLING close by, together with having both Mushroom Green Conservation Area & Saltwells Nature Reserve within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & STANDARD of the accommodation on offer, which in brief comprises: Entrance Hallway, Spacious Sitting Room, Conservatory, Modern Well Fitted Kitchen with Integrated Appliances & being OPEN PLAN to a Lovely Dining Room Area, Landing, Three Large First Floor Bedrooms & Well Appointed White Suite Family Bathroom. Furthermore, this FANTASTIC PROPERTY is for sale with NO UPWARD CHAIN and externally boasts an IMPRESSIVE BLOCK PAVED DRIVEWAY which provides AMPLE OFF ROAD PARKING and Beautifully Landscaped Rear Garden with Astro Turf Rear Lawn & Initial Patio Area for Alfresco Dining.

**GROUND FLOOR** (Measurements taken at widest available points)

**Reception Hall**

**Spacious Sitting Room** - 5.43m x 3.63m (17'9" x 11'10")

**Conservatory** - 2.88m x 1.85m (9'5" x 6'0")

**Modern Well Fitted Kitchen** - 3.57m x 3.26m (11'8" x 10'8")

**Dining Area** - 4.1m x 3.3m (13'5" x 10'9")

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 4.05m x 3.68m (13'3" x 12'0")

**Bedroom 2** - 4.03m x 3.35m (13'2" x 10'11")

**Bedroom 3** - 2.66m x 2.5m (8'8" x 8'2")

**Well Appointed House Bathroom** - 2.38m x 1.94m (7'9" x 6'4")

**OUTSIDE**

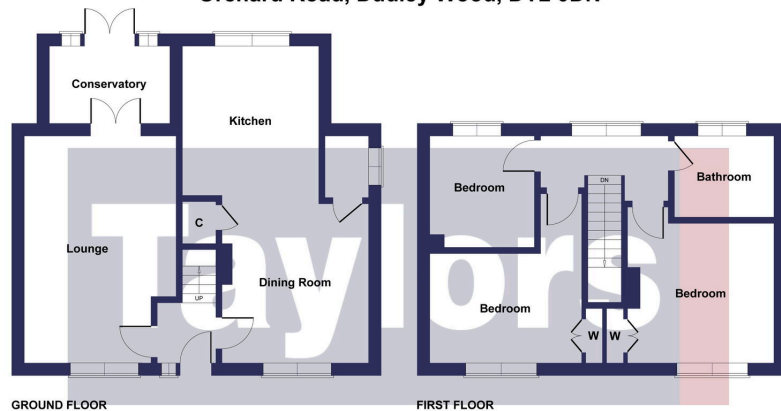
**Impressive Block Paved Driveway**

**Gorgeous Re-Landscaped Astro Turf Rear Garden**

EPC: D. 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 low - 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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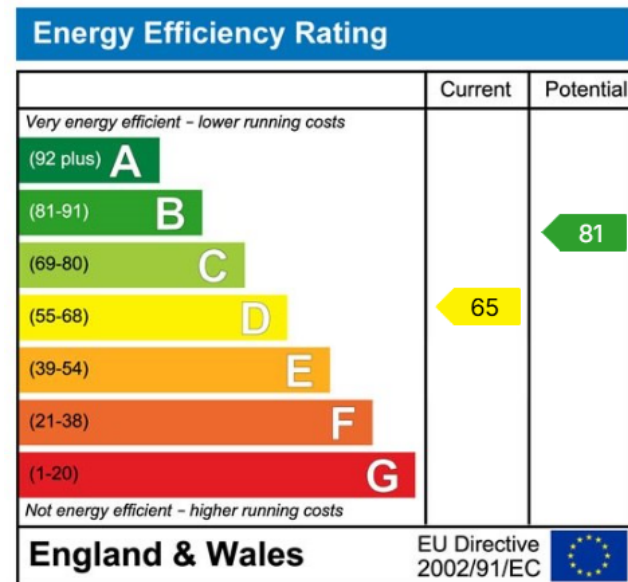


GROUND FLOOR

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 PROPORTIONED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- GORGEOUSLY LANDSCAPED ASTRO TURF REAR GARDEN
- THREE LARGE FIRST FLOOR BEDROOMS
- PERFECT FOR FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- SALTWELLS NATURE RESERVE & MUSHROOM GREEN CONSERVATION AREA WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN BEING OPEN PLAN TO A SPACIOUS DINING AREA
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- LOCATED WITHIN THE SOUGHT AFTER RESIDENTIAL AREA OF DUDLEY WOOD
- CRADLEY HEATH TRAIN STATION & MERRY HILL SHOPPING COMPLEX 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.