



Taylor's

Withymoor Road, Netherton, Dudley, DY2 9LA

Offers In Region Of £300,000

3 1 2



A BEAUTIFULLY PRESENTED & DISTINCTIVE, THREE BEDROOM, DETACHED RESIDENCE wonderfully situated on a ENVIABLE & FANTASTIC CORNER PLOT POSITION within this ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This LOVELY PROPERTY is PERFECTLY SUITED for GROWING FAMILIES looking to purchase a WONDERFUL FAMILY HOME which is IMMACULATELY MAINTAINED throughout, and altogether offers the IDEAL COMBINATION of Modern Living, 'Turn Key Accommodation' and a Hugely Convenient Residential Location. 'Withymoore Road' is located within the popular area of Netherton, which has a SUPERB RANGE of GOOD SCHOOLING, Local Amenities & Regular Transport Links close by, together with having Bumble Hole Nature Reserve & the local CANAL Network within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Guest Cloakroom / W.C, Attractive Sitting Room, Separate Dining Room, Modern Well Fitted Kitchen, Landing, Three Large First Floor Bedrooms & Luxury Well Appointed House Bathroom. Furthermore with TWO FRONT Driveways which provides AMPLE OFF ROAD PARKING, Lawned Fore Garden, Car Port, Garage, Lovely & Well Maintained Rear Garden and further GATED REAR DRIVEWAY. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ROOM DIMENSIONS

GROUND FLOOR

Guests Cloakroom / W.C

Attractive Sitting Room - 3.64m x 3.57m (11'11" x 11'8")

Separate Dining Room / Further Reception Room - 3.66m x 3.22m (12'0" x 10'6")

Lovely Well Fitted Kitchen - 3.33m x 2.6m (10'11" x 8'6")

FIRST FLOOR

Bedroom 1 - 3.74m x 3.58m (12'3" x 11'8")

Bedroom 2 - 3.67m x 3.34m (12'0" x 10'11")

Bedroom 3 - 3.34m x 2.6m (10'11" x 8'6")

Modern House Bathroom

OUTSIDE

Front Driveways & Fore Garden

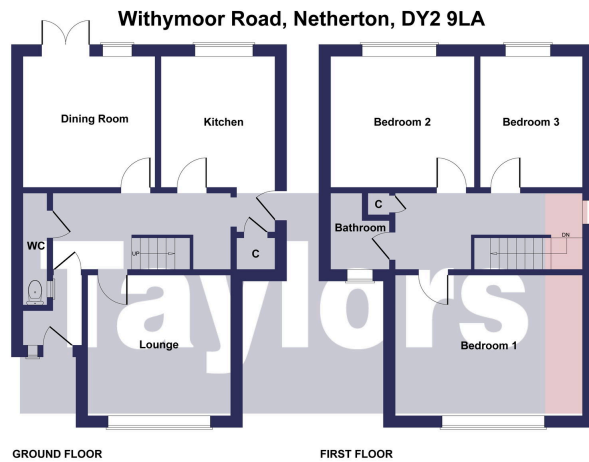
Gated Rear Driveway

Car Port & Garage

Pleasant Rear Garden

EPC: D. Council Tax Band: C. 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.





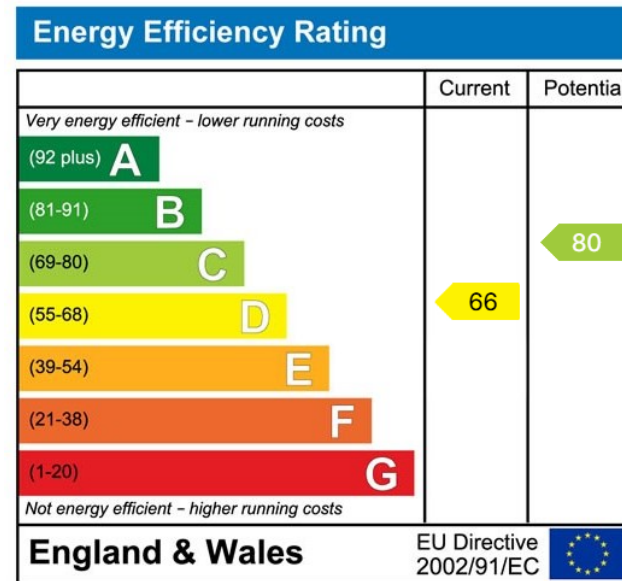
GROUND FLOOR

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).

- BEAUTIFULLY PRESENTED & IMMACULATEDLY MAINTAINED, DETACHED RESIDENCE
- TWO SPACIOUS RECEPTION ROOMS
- TWO FRONT DRIVEWAYS, CAR PORT & GARAGE
- EARLY VIEWING ESSENTIAL
- POPULAR RESIDENTIAL LOCATION CLOSE TO AN EXTENSIVE RANGE OF LOCAL AMENITIES & TRANSPORT LINKS
- THREE LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WONDERFUL CORNER PLOT POSITION
- GATED REAR DRIVEWAY PROVIDING REAR VEHICULAR ACCESS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- 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.