



Taylors

Dudley Wood Road, Dudley Wood, Netherton, Dudley, DY2 0DJ

Offers In Region Of £240,000

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A VERY WELL MAINTAINED & ATTRACTIVELY PRESENTED, CHARACTERFUL & BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this ESTABLISHED & DESIRABLE RESIDENTIAL LOCATION, located within the EVER POPULAR Area of DUDLEY WOOD.

This THOUGHTFULLY ENLARGED & TRADITIONAL PROPERTY offers a FANTASTIC OPPORTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a WONDERFUL PROPERTY which has an abundance of charm, is Very Well Maintained throughout and all together offers the IDEAL COMBINATION of modern living, a traditional layout and an extremely convenient residential location.

This WONDERFUL HOME has a SUPERB RANGE of SOUGHT AFTER SCHOOLING, LOCAL AMENITIES (Such as Merry Hill Shopping Complex) & Regular Transport Links (Such as Cradley Heath Train Station) close by, and furthermore has both Saltwells Nature Reserve & Mushroom Green Conservation Area within walking distance.

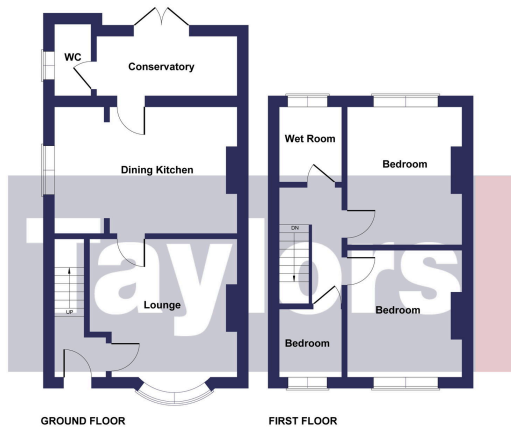
An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Modern & Spacious Well Fitted Dining Kitchen, Pleasant Bay Fronted Sitting Room, Conservatory, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Wet Room.

Externally the property is complimented with a Driveway which provides OFF ROAD PARKING, Garage & HUGE REAR GARDEN with Large Lawn, Initial Patio for Alfresco Dining and overall providing FANTASTIC POTENTIAL to EXTEND (Subject to the usual planning permissions).

EPC: D. 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.

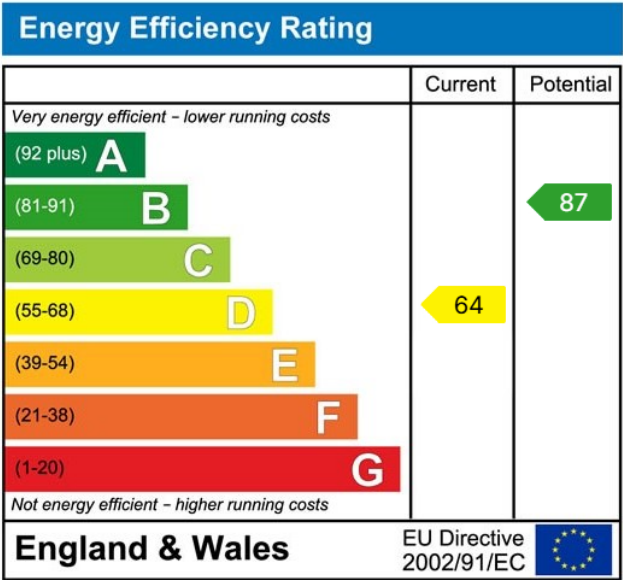


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 LARGE REAR GARDEN
- NO UPWARD CHAIN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- POPULAR & ESTABLISHED RESIDENTIAL LOCATION
- GOOD RANGE OF LOCAL AMENITIES & SOUGHT AFTER SCHOOLING CLOSE BY
- HUGE POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- ATTRACTIVELY PRESENTED THROUGHOUT & WITH LOVELY CONSERVATORY
- MODERN & SPACIOUS WELL FITTED DINING KITCHEN
- VERY WELL MAINTAINED, CHARACTERFUL & BAY FRONTED, SEMI-DETACHED RESIDENCE
- PERFECTLY SUITED FOR YOUNG 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.