



Taylor's

Newland Grove, Dudley, DY2 0TW

Offers In Region Of £260,000

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A BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this extremely SOUGHT AFTER residential location and furthermore encompassing a VERY WELL PROPORTIONED & GOOD SIZED layout of accommodation with both Double Glazing and Gas Central Heating. This LARGE & SUPERBLY ARRANGED PROPERTY is NICELY MAINTAINED throughout and offers YOUNG FAMILIES or the more discerning FIRST TIME BUYERS a FANTASTIC and EXCITING opportunity to purchase a lovely FAMILY HOME, which is stylishly decorated throughout and altogether offer the perfect combination of modern living, hugely spacious accommodation and an extremely convenient residential location. 'Newland Grove' is located within this SOUGHT AFTER area of Dudley, which has a fantastic range of GOOD SCHOOLING and regular transport links close by and furthermore has a superb array of local AMENITIES within close proximity. An early viewing is ESSENTIAL if to appreciate the standard and size of the accommodation on offer, which in brief comprises; Reception Hallway, Stylishly Decorated Dual Aspect Sitting Room, Stunning Well Fitted Dining Kitchen, Useful Utility / Laundry, Practical Office Space, Landing, Three Well Proportioned First Floor Bedrooms and Modern Well Appointed House Bathroom. Furthermore, this SPLENDID PROPERTY is complimented with an EXTENSIVE Driveway which provides ample off-road parking and a Large Secluded Rear Garden with useful outbuildings.

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

Stylish Dual Aspect Sitting Room - 5.34m x 3.9m (17'6" x 12'9")

(Measurements taken at widest available points)

Stunning Well Fitted Dining Kitchen - 3.33m x 3.26m (10'11" x 10'8")

Utility / Laundry - 2.58m x 1.76m (8'5" x 5'9")

Office Space - 2.51m x 2.13m (8'2" x 6'11")

FIRST FLOOR

Bedroom 1 - 3.77m x 3.3m (12'4" x 10'9")

Bedroom 2 - 3.23m x 3.16m (10'7" x 10'4")

Bedroom 3 - 3.28m x 1.99m (10'9" x 6'6")

Modern House Bathroom - 3.03m x 2.14m (9'11" x 7'0")

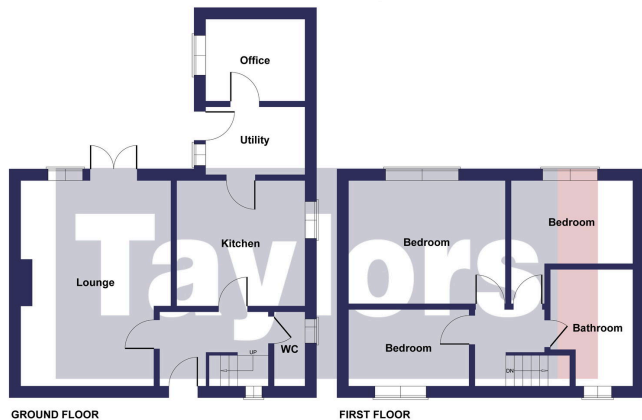
OUTSIDE

Impressive Driveway & Fantastic 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 very low risk of yearly flooding. Tenure: Freehold.

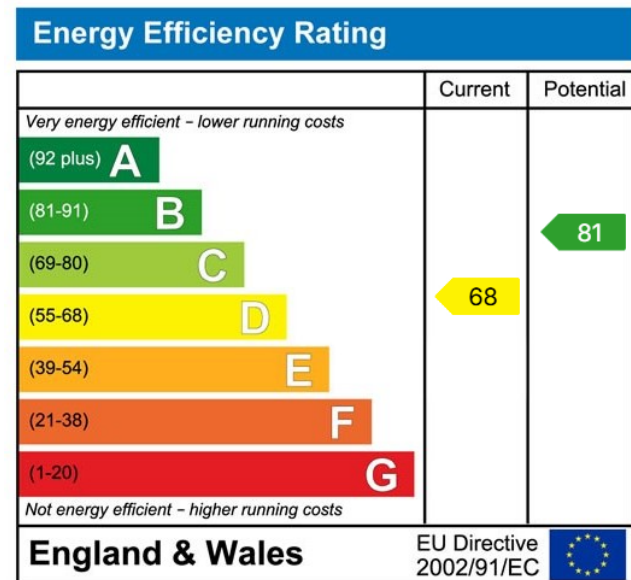


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FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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 & INCREDIBLY SPACIOUS, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING WELL FITTED DINING KITCHEN
- GOOD RANGE OF SCHOOLING & TRANSPORT LINKS CLOSE BY
- PERFECTLY SUITED FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN WELL APPOINTED HOUSE BATHROOM
- STYLISHLY DECORATED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ESSENTIAL
- MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL WITHIN CLOSE PROXIMITY



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.