

Taylors

Saltwells Road, Netherton, Dudley, DY2 0BN

3 1 2









Occupying a convenient and established residential address, with a range of shops, schools and everyday amenities close at hand, this well-proportioned three-bedroom mid-terrace home is expected to appeal to both first-time buyers and young families alike.

Offered for sale with no upward chain, the property provides well-arranged accommodation planned over two floors. The layout briefly comprises a reception hall, sitting room, dining room, kitchen, walk-in storage cupboard with guest cloakroom off, first-floor landing, three bedrooms and a family bathroom.

Externally, the property benefits from a wide frontage with ample off-road parking. To the rear, there is the added advantage of a garage and carport accessed from behind the property, together with an enclosed rear garden which has been predominantly paved for ease of maintenance.

Representing an excellent opportunity for purchasers seeking a home with practical accommodation and great convenience, early viewing is strongly recommended.

(Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order).

Reception Hall

Sitting Room - 4.19m x 3.96m (13'9" x 13'0") at widest points

Dining Room - 3.38m x 2.74m (11'1" x 9'0")

Kitchen - 3.58m x 2.39m (11'9" x 7'10")

Walk In Cloaks Cupboard - 1.57m x 1.57m (5'2" x 5'2")

Guests Cloakroom/W.C. - 1.57m x 0.91m (5'2" x 3'0")

First Floor Landing - 3.66m x 0.76m (12'0" x 2'6") including stairs

Bedroom One - 3.48m x 3.07m (11'5" x 10'1") at widest points

Bedroom Two - 2.9m x 2.64m (9'6" x 8'8")

Bedroom Three - 2.74m x 2.69m (9'0" x 8'10") at widest points

Bathroom - 2.54m x 2.49m (8'4" x 8'2")

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band TBC. EPC D.

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.





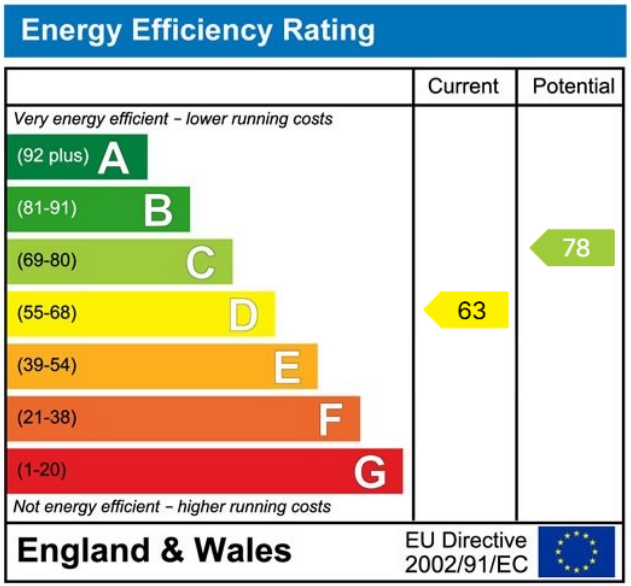
111 Saltwells Road



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).

- GARAGE
- TWO RECEPTION ROOMS
- LOW MAINTENANCE GARDEN
- THREE BEDROOMS
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES





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.