



Taylor's

Queens Gardens, Netherton, Dudley, DY2 0JP

Offers In Region Of £310,000

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A TREMENDOUSLY SPACIOUS, FOUR BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this ADMIRABLE CUL-DE-SAC, and furthermore encompassing a LARGE & VERY WELL PROPORTIONED layout of accommodation with Double Glazing & Gas Central Heating. An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & POTENTIAL of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Front Sitting Room, Separate Living Room / Further Reception Room, Modern Well Fitted Kitchen, Useful Utility, Guests Cloakroom / W.C, Landing, Four Well Proportioned First Floor Bedrooms & Well Appointed House Shower Room. This WONDERFUL FAMILY HOME is for sale with NO UPWARD CHAIN. Additionally, this LOVELY PROPERTY has a Lawned Fore Garden, Low Maintenance Side Garden, Garage Store and Secluded Rear Garden with Nicely Maintained Lawn & Patio Area. 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.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch & Spacious Hall

Pleasant Sitting Room - 5.16m x 3.19m (16'11" x 10'5")

Further Living Room / Second Reception Room - 5.03m x 2.89m (16'6" x 9'5")

Modern Well Fitted Kitchen - 3.52m x 2.84m (11'6" x 9'3")

Useful Utility - 3.56m x 1.89m (11'8" x 6'2")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 4.95m x 3.56m (16'2" x 11'8")

En-Suite Shower Room - 1.93m x 1.73m (6'3" x 5'8")

Bedroom 2 - 3.7m x 3.19m (12'1" x 10'5")

Bedroom 3 - 3.68m x 3.19m (12'0" x 10'5")

Bedroom 4 - 2.63m x 2.34m (8'7" x 7'8")

Well Appointed House Shower Room - 3.74m x 1.94m (12'3" x 6'4")

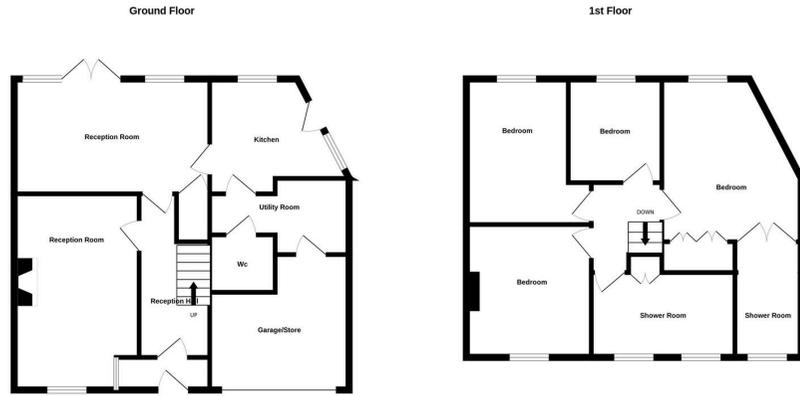
Driveway

Lawned Fore Garden

Lovely Rear Garden

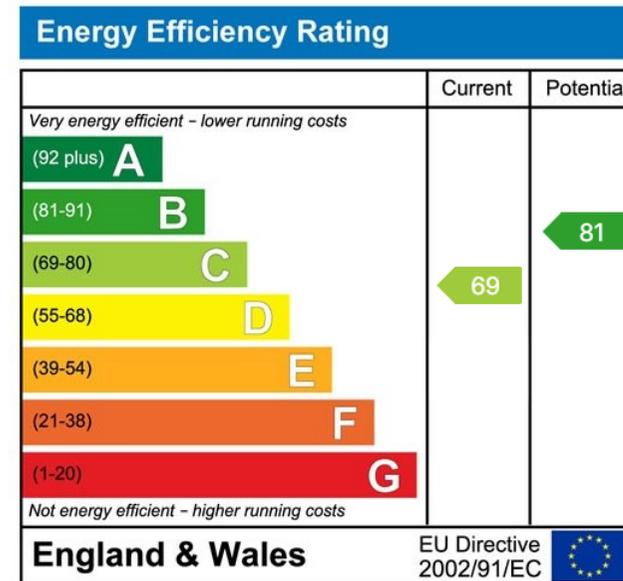
EPC: C. Council Tax Band: C. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). Tenure: Freehold.





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mergo (2022)

- TREMENDOUSLY SPACIOUS & VASTLY EXTENDED, SEMI-DETACHED RESIDENCE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- NETHERTON RESERVIOR WITHIN WALING DISTANCE
- EARLY VIEWING ESSENTIAL
- FOUR LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- NO UPWARD CHAIN
- PERFECT FOR GROWING FAMILIES
- TWO SPACIOUS RECEPTION ROOMS



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.