



Taylors

Saltwells Lane, Netherton, Dudley, DY2 0AP

Offers In Region Of £390,000

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This STUNNING & BEAUTIFULLY APPOINTED, EXECUTIVE, FIVE BEDROOM, DETACHED RESIDENCE is superbly situated within this EXTREMELY SOUGHT AFTER 'PERSIMMON HOMES' Built development, and furthermore encompasses a TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This ATTRACTIVE PROPERTY offers an EXCITING OPPOTUNITY for GROWING FAMILIES to purchase a GORGEOUS FAMILY HOME which is 'Ready-to-move-into', Stylishly Decorated throughout. An EARLY VIEWING is ESSENTIAL if to appreciate the QUALITY of the accommodation on offer, which in brief comprises: Impressive Reception Hall, Guests Cloakroom / W.C, Useful Utility, Large & Stunning Well Fitted Kitchen with Spacious Dining Area & Bi-folding doors, Stylishly Decorated Sitting Room, Further Living Room / Separate Dining Room, Laundry / Potential Office Space (Approached from the side of the property), Landing, FIVE Very Well Proportioned & Attractively Decorated First Floor Bedrooms, Master Bedroom with Luxury En-Suite Shower Room & Modern Well Appointed House Bathroom. Furthermore with GORGEOUS FAMILY HOME is complemented with an Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING and a Beautifully Landscaped Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Stylish Sitting Room - 4.6m x 3.06m (15'1" x 10'0")

Further Reception Room / Separate Dining Room - 3.44m x 2.97m (11'3" x 9'8")

Stunning Well Fitted Dining Kitchen - 8.44m x 3.01m (27'8" x 9'10")

Laundry / Potential Office Space

FIRST FLOOR

Landing

Bedroom 1 - 4.28m x 3.57m (14'0" x 11'8")

En-Suite Shower Room - 2.28m x 1.31m (7'5" x 4'3")

Bedroom 2 - 3.71m x 2.95m (12'2" x 9'8")

Bedroom 3 - 3.39m x 3.14m (11'1" x 10'3")

Bedroom 4 - 4.01m x 3.08m (13'1" x 10'1")

Bedroom 5 - 2.41m x 2.17m (7'10" x 7'1")

Luxury House Bathroom - 3.14m x 1.68m (10'3" x 5'6")

OUTSIDE

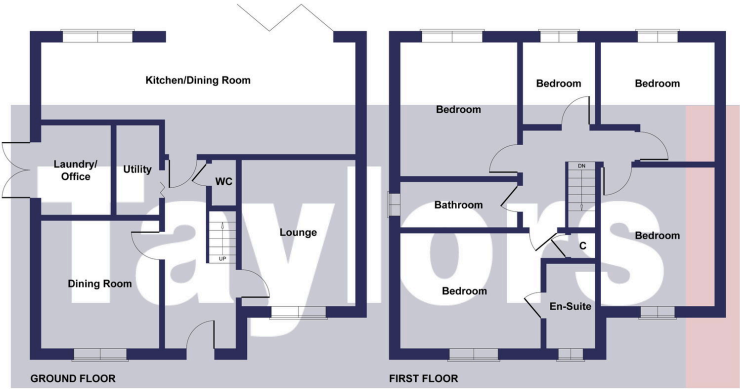
Impressive Driveway

Attractive Rear Garden

EPC: B. Council Tax Band: D. 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.

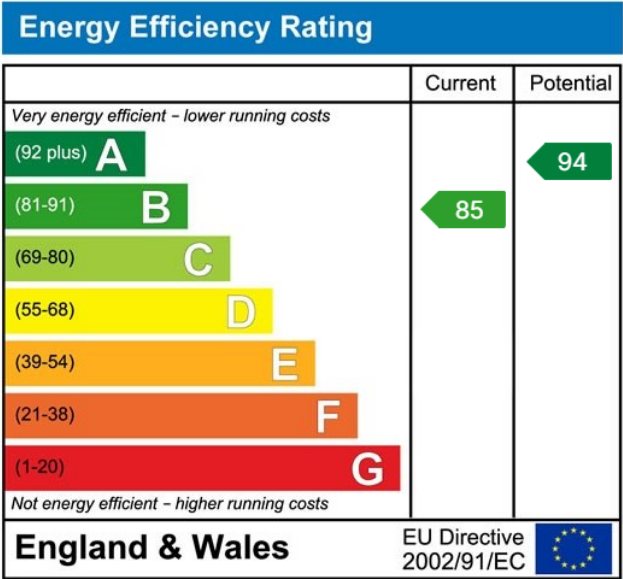


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FOR GUIDE PURPOSES ONLY:
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- STUNNING & BEAUTIFULLY APPOINTED, EXECUTIVE, DETACHED RESIDENCE
- MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- POPULAR SCHOOLING & GOOD RANGE OF LOCAL AMENITIES CLOSE BY
- PERFECT FOR GROWING FAMILIES
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- FIVE GOOD SIZED & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- INCREDIBLY SPACIOUS LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- STUNNING FRONTAL VIEWS OF SALTWELLS NATURE RESERVE
- STUNNING WELL FITTED KITCHEN WITH SPACIOUS DINING AREA & BI-FOLDING DOORS



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.