



Taylor's

Doultons Meadow, Netherton, Dudley, DY2 0AT

Offers In Region Of £340,000

3 2 1



A STUNNING & EXPENSIVELY APPOINTED, THREE BEDROOM, DETACHED RESIDENCE enjoying a FANTASTIC CORNER PLOT POSITION within this EXTREMELY SOUGHT AFTER & RECENTLY CONSTRUCTED DEVELOPMENT, and furthermore encompassing a VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This GORGEOUS PROPERTY is STYLISHLY DECORATED and offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME which is IMMACULATELY MAINTAINED THROUGHOUT and altogether offers the PERFECT COMBINATION of CONTEMPORARY LIVING, 'Turn-Key' Accommodation & a Hugely Desirable Residential Location. 'Doultons Meadow' forms part of this DESIRABLE & MODERN DEVELOPMENT, located within the POPULAR AREA of Netherton, which has an EXTENSIVE RANGE of Local Amenities, Regular Transport Links & POPULAR SCHOOLING close by, together with being within walking distance of Saltwells Nature Reserve. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Stylish Sitting Room, Stunning Well Fitted Dining Kitchen with Integrated Appliances, Useful Utility Room, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms (Master Bedroom with Luxury En-Suite Shower Room & Mirror Fronted Fitted Wardrobes) & Modern Well Appointed Family Bathroom. Externally with Impressive Driveway which provides OFF ROAD PARKING, Good Sized Detached Garage and Wonderful Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stylish Sitting Room - 5.63m x 3.14m (18'5" x 10'3")

Stunning Well Fitted Dining Kitchen - 5.62m x 4.12m (18'5" x 13'6")

Utility Room - 2.01m x 1.56m (6'7" x 5'1")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 5.67m x 3.17m (18'7" x 10'4")

Luxury En-Suite Shower Room

Bedroom 2 - 3.36m x 3.28m (11'0" x 10'9")

Bedroom 3 - 2.84m x 2.32m (9'3" x 7'7")

Modern Well Appointed House Bathroom

OUTSIDE

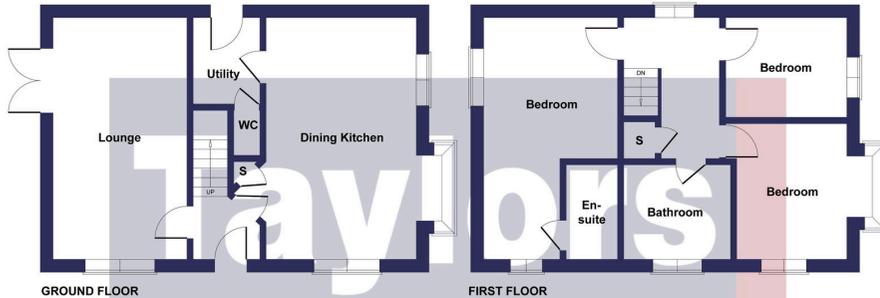
Driveway & Detached Garage

Lovely Rear Garden

EPC: B. Council Tax Band: D. All main services connected. 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: The property is Freehold but there is a yearly service charge of approximately £150 per year to maintain the developments grounds. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

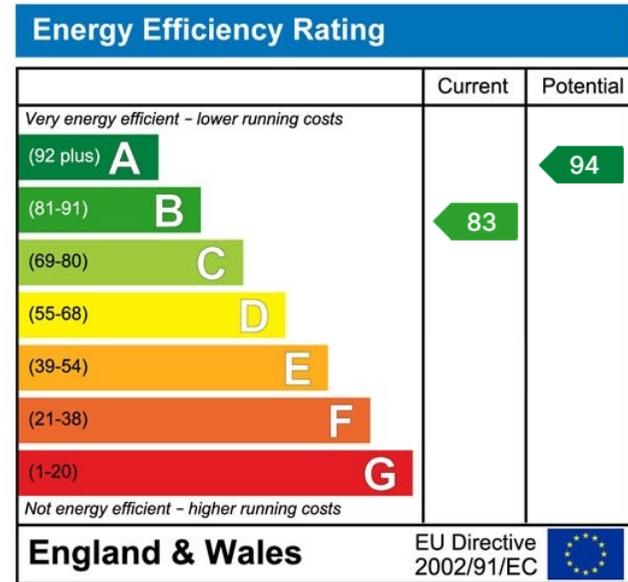


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FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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).

- STUNNING & EXPENSIVELY APPOINTED DETACHED RESIDENCE
- FANTASTIC CORNER PLOT POSITION
- GORGEOUS WELL FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH FITTED WARDROBES & MODERN EN-SUITE SHOWER ROOM
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- STYLISHLY DECORATED & IMMACULATELY MAINTAINED THROUGHOUT
- LUXURY WELL APPOINTED HOUSE BATHROOM
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- IMPRESSIVE DRIVEWAY & GOOD SIZED DETACHED GARAGE
- WONDERFULLY SITUATED WITHIN THIS POPULAR & RECENTLY BUILT DEVELOPMENT



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.