



Taylors

Lantern Road, Netherton, Dudley, DY2 0DL

Offers In Region Of £269,950

3 1 2



A TRULY STUNNING & COMPREHENSIVELY MODERNISED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly refurbished to the highest standard throughout by the current owners to now create a BEAUTIFULLY PRESENTED & STYLISHLY IMPROVED HOME, perfectly suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This SUPERB PROPERTY encompasses a THOUGHTFULLY EXTENDED & INCREDIBLY SPACIOUS layout of accommodation and together with having an EXTENSIVE RANGE of POPULAR SCHOOLING, local Amenities / Attractions (Such as Merry Hill Shopping Complex & Mushroom Green Conservation Area) and Regular Transport Links (Such as Cradley Heath Train Station) close by, in brief comprises: Stylish Reception Hall, Beautiful Lounge with Feature Log Burning Fireplace, Garden Room with "Sky Lantern", Stunning Re-Fitted Breakfast Kitchen with Integrated Appliances, Landing, Three Well Proportioned First Floor Bedrooms & Luxury White Suite Family Bathroom. Furthermore with Impressive Block Paved Frontage (No Dropped Kerb), Superbly Landscaped Rear Garden with Patio & Decking Areas for Alfresco Dining, Double Glazing, Gas Central Heating from Worcester Boiler System & Fantastic Timber Constructed Outbuilding which has a variety of potential uses but is currently used as a Gym. EARLY VIEWING ESSENTIAL!

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Stylish Sitting Room - 5.45m x 3.58m (17'10" x 11'8")

(Measurements taken at widest available points)

Garden Room / Orangery - 3.83m x 3.63m (12'6" x 11'10")

Stunning Well Fitted Breakfast Kitchen - 5.38m x 4.38m (17'7" x 14'4")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 4.18m x 4m (13'8" x 13'1")

(Measurements taken at widest available points)

Bedroom 2 - 3.98m x 3.83m (13'0" x 12'6")

(Measurements taken at widest available points)

Bedroom 3 - 2.66m x 2.44m (8'8" x 8'0")

Luxury House Bathroom - 2.45m x 2.25m (8'0" x 7'4")

OUTSIDE

Broad Block Paved Frontage (No Dropped Kerb)

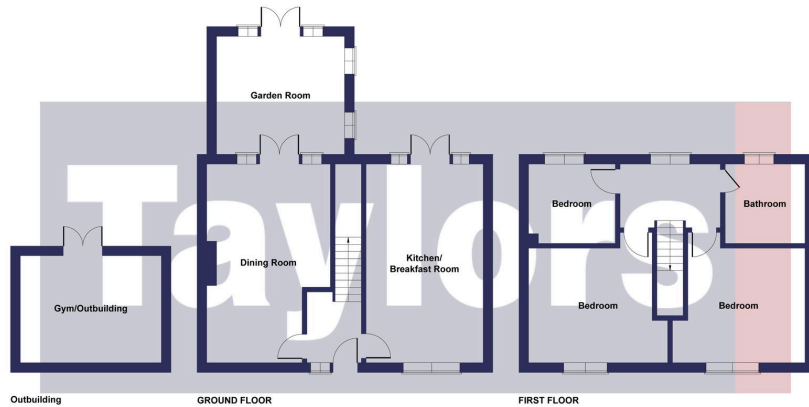
Beautifully Landscaped Rear Garden

Timber Constructed Outbuilding / Gym

EPC: C. Council Tax Band: A. 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 medium (Surface Water) - very low (Rivers & Sea) risk of yearly flooding. Tenure: Freehold

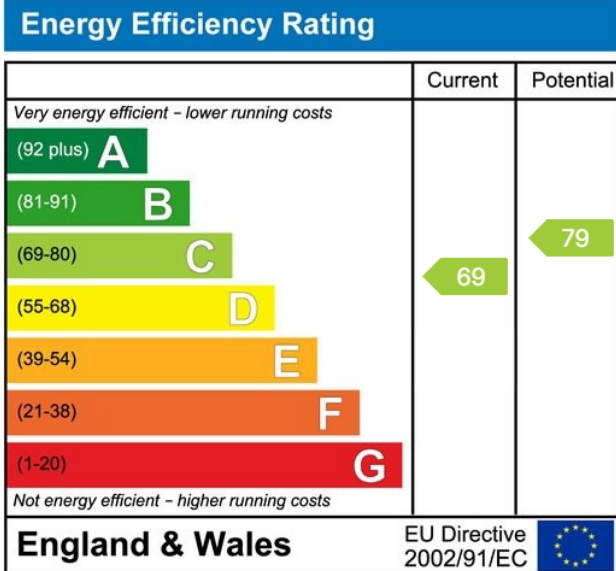


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FOR GUIDE PURPOSES ONLY:
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- THREE WELL PROPORTIONED & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- STYLISH SITTING ROOM WITH FEATURE LOG BURNING FIREPLACE
- SUPERBLY LANDSCAPED REAR GARDEN WITH DECKING & PATIO AREAS FOR ALFRESCO DINING
- EXTENSIVE RANGE OF GOOD SCHOOLING & LOCAL AMENITIES CLOSE BY
- TRULY STUNNING & COMPREHENSIVELY MODERNISED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- BEAUTIFULLY REFURBISHED TO THE HIGHEST STANDARD THROUGHOUT
- STUNNING WELL FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- FANTASTIC TIMBER CONSTRUCTED OUTBUILDING / GYM
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- THOUGHTFULLY EXTENDED LAYOUT WITH BOTH DOUBLE GLAZING & GAS CENTRAL HEATING



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.