



Taylors

Recreation Street, Netherton, Dudley, DY2 9EU

Offers In Region Of £225,000

3 2 2



A TREMENDOUSLY SPACIOUS & SUPERBLY PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this ADMIRABLE & DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL ARRANGED & CHARACTERFUL layout of accommodation with both Gas Central Heating & Double Glazed Windows. This CHARMING PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a blank canvas in which to create their dream home, with the potential to blend contemporary style and comfort with the property's inherent character. The generous proportions and brilliant room sizes provide an excellent foundation for sympathetic refurbishment or imaginative redesign and overall offers HUGE POTENTIAL to create a WONDERFUL FAMILY HOME within this SOUGHT AFTER LOCATION. The PROPERTY is nicely & conveniently LOCATED within the POPULAR AREA of Netherton and furthermore provides EASY & REGULAR access to a FANTASTIC RANGE of Local Amenities, SOUGHT AFTER Schooling & Excellent Transport Links, combined with having both Netherton High Street & Netherton Park within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & POTENTIAL of the accommodation on offer, which in brief comprises: Spacious Reception Hall, Charming Bay Fronted Sitting Room, Separate Dining Room / Further Reception Room, Good Sized Kitchen, Rear Lobby, Ground Floor Wet Room, Landing, Three LARGE & Well Proportioned Bedrooms and First Floor House Bathroom. Furthermore this WONDERFUL FAMILY HOME is for sale with NO UPWARD CHAIN and is complemented with a Fore Garden & a Generously Sized Rear Garden which is Secluded and has an Initial Patio Area for Alfresco Dining & Entertaining.

ROOM DIMENSIONS

GROUND FLOOR

Spacious Reception Hall

Front Bay Fronted Reception Room - 4.41m x 3.88m (14'5" x 12'8")

(Measurements taken at widest available points)

Separate Dining Room / Further Reception Room - 3.96m x 3.2m (12'11" x 10'5")

Large Kitchen - 4.14m x 2.8m (13'6" x 9'2")

Rear Lobby

Ground Floor Wet Room - 2.51m x 2.3m (8'2" x 7'6")

FIRST FLOOR

Landing

Bedroom 1 - 3.89m x 3.52m (12'9" x 11'6")

Bedroom 2 - 3.97m x 3.24m (13'0" x 10'7")

Bedroom 3 - 4.19m x 2.81m (13'8" x 9'2")

House Bathroom - 2.13m x 2.11m (6'11" x 6'11")

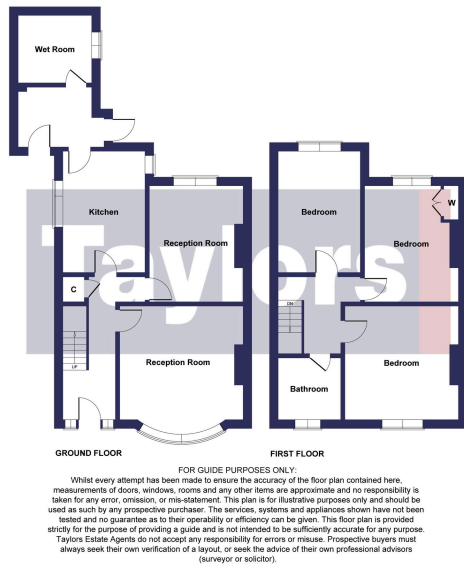
OUTSIDE

Fore Garden

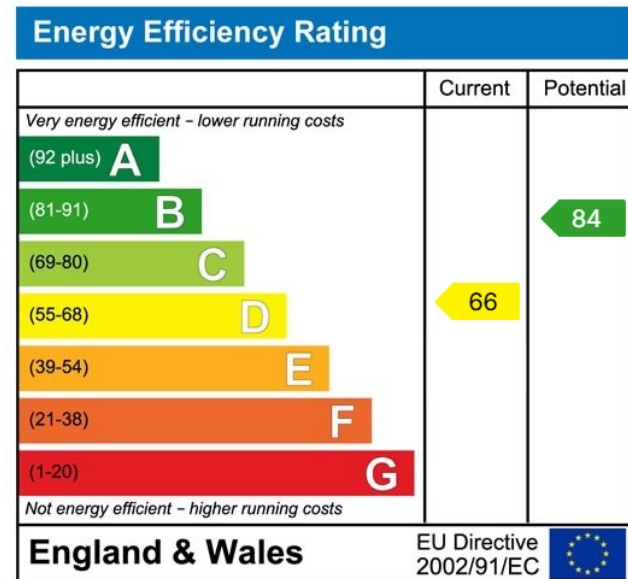
Secluded Rear Garden

EPC: D. Council Tax Band: B. 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: Freehold.





- TREMENDOUSLY SPACIOUS & SUPERBLY PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- TWO CHARMING RECEPTION ROOMS
- ESTABLISHED RESIDENTIAL LOCATION
- HUGE POTENTIAL TO CREATE A WONDERFUL FAMILY HOME
- NO UPWARD CHAIN
- NETHERTON PARK WITHIN WALKING DISTANCE
- SECLUDED REAR GARDEN
- NETHERTON HIGH STREET WITHIN CLOSE PROXIMITY
- FIRST FLOOR HOUSE BATHROOM & GROUND FLOOR WET ROOM



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.