



Taylor's

Church Road, Netherton, Dudley, DY2 0JJ

Offers In Region Of £350,000

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A BEAUTIFULLY PROPORTIONED & SIGNIFICANTLY EXTENDED, BAY FRONTED, FIVE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a THOUGHTFULLY ENLARGED & INCREDIBLY SPACIOUS layout of accommodation. This SUPERBLY PRESENTED & CHARMING PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a WONDERFUL & GOOD SIZED FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Traditional & Practical Living, Flexible 'Ready-to-move-into-accommodation' and a Hugely Desirable & Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the size & standard of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Attractive Bay Fronted Sitting Room, Separate Dining Room / Further Reception Room, Delightful Conservatory Addition, Lovely Well Fitted Kitchen, Useful Utility Room, Modern Ground Floor Shower Room, Landing, Five Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Shower Room. Externally this SPLENDID FAMILY HOME is situated on a GOOD SIZED PLOT and is set behind an Impressive Driveway which provides AMPLE OFF ROAD PARKING. The property is further enhanced with a Garage & TRULY STUNING REAR GARDEN with Well Maintained Lawn, Established & Pretty Boarders, Initial Patio & Decking Areas and Large Workshop.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Reception Hall

Bay Fronted Sitting Room - 4.25m x 3.81m (13'11" x 12'6")

Separate Dining Room / Further Reception Room - 3.95m x 3.33m (12'11" x 10'11")

Delightful Conservatory - 2.97m x 2.86m (9'8" x 9'4")

Attractive Well Fitted Kitchen - 2.88m x 2.34m (9'5" x 7'8")

Useful Utility Room

Ground Floor Shower Room

FIRST FLOOR

Bedroom 1 - 3.83m x 3.43m (12'6" x 11'3")

Bedroom 2 - 3.95m x 3.33m (12'11" x 10'11")

Bedroom 3 - 3.14m x 2.28m (10'3" x 7'5")

Bedroom 4 - 2.34m x 1.82m (7'8" x 5'11")

Bedroom 5 - 2.89m x 1.89m (9'5" x 6'2")

OUTSIDE

Impressive Driveway, Garage & Stunning Rear Garden

EPC: C. Council Tax Band: B. 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 with Gas Central Heating and a Combination of Timber & UPVC Windows. (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. 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).

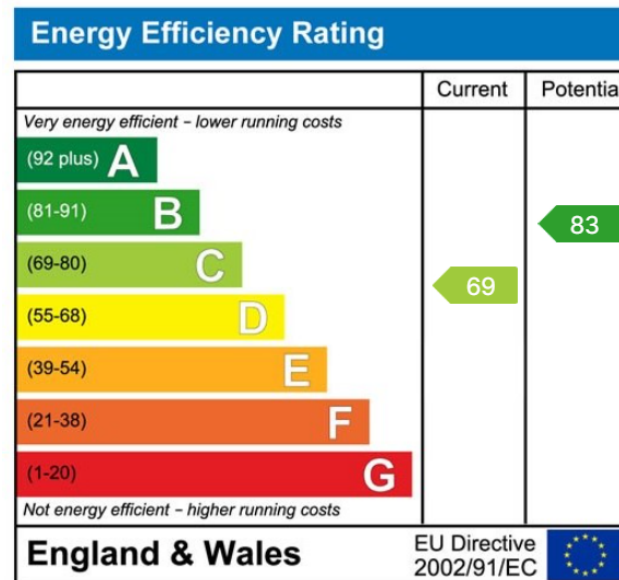


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FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission,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

- BEAUTIFULLY PROPORTIONED & SIGNIFICANTLY EXTENDED, SEMI-DETACHED RESIDENCE
- TWO CHARMING RECEPTION ROOMS & DELIGHTFUL CONSERVATORY
- MODERN GROUND FLOOR SHOWER ROOM & LUXURY FIRST FLOOR SHOWER ROOM
- ATTRACTIVE WELL FITTED KITCHEN & SEPARATE UTILITY ROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- FIVE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION
- STUNNING & THOUGHTFULLY LANDSCAPED REAR GARDEN
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- GOOD SIZED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING & GARAGE



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.