



Marlow Close, Netherton, Dudley, DY2 9LX

Offers In Region Of £260,000

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An INCREDIBLY SPACIOUS & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated towards the head of this DESIRABLE & SOUGHT AFTER Close, and furthermore encompassing a BEAUTIFULLY PRESENTED layout of accommodation with Double Glazing & Gas Central Heating. This SUPERBLY PROPORTIONED PROPERTY is VERY WELL MAINTAINED throughout and additionally offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME which is ATTRACTIVELY DECORATED, and altogether offers the IDEAL COMBINATION of MODERN LIVING, 'Ready-to-move-into' accommodation & a Hugely POPULAR Residential Location. 'Marlow Close' is an EXTREMELY SOUGHT AFTER & ADMIRERED Cul-De-Sac, located within this POPULAR part of Netherton, which has an EXCELLENT RANGE of Local Amenities & Regular Transport Links close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room, Separate Rear Dining Room / Further Reception Room, Spacious Well Fitted Kitchen, Rear Hall / Lobby, Ground Floor Shower Room, Useful Utility, Landing, Three Well Proportioned Bedrooms & Luxury Re-Appointed First Floor Shower Room. Externally with Driveway, Good Sized Garage and Wonderful Rear Garden which is Secluded & consists of a Well Maintained Lawn & Initial Patio Area.

ROOM DIMENSIONS

GROUND FLOOR (Measurements taken at widest available points)

Entrance Porch & Hallway

Spacious Lounge - 4.67m x 3.82m (15'3" x 12'6")

Good Sized Separate Dining Room - 4.76m x 2.27m (15'7" x 7'5")

Large Well Fitted Kitchen - 5.45m x 4.05m (17'10" x 13'3")

Rear Hall / Lobby

Ground Floor Shower Room - 2.01m x 1.57m (6'7" x 5'1")

Useful Utility Room - 2.6m x 2.09m (8'6" x 6'10")

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 2.7m (12'1" x 8'10")

Bedroom 2 - 3.4m x 2.93m (11'1" x 9'7")

Bedroom 3 - 2.74m x 2.03m (8'11" x 6'7")

Luxury Re-Appointed House Shower Room - 2.29m x 1.95m (7'6" x 6'4")

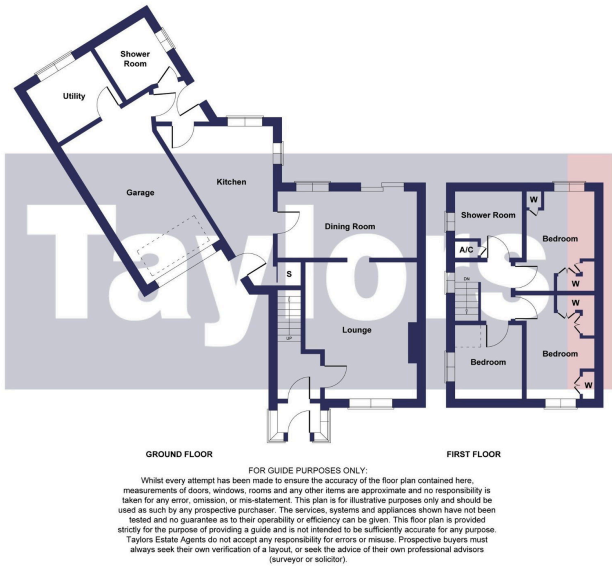
OUTSIDE

Driveway & Fantastic Garage

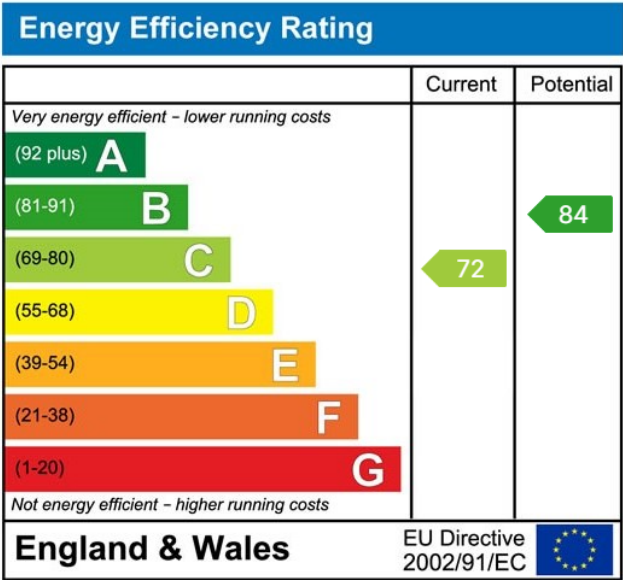
Wonderful & Secluded Rear Garden

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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 low - 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).





- INCREDIBLY SPACIOUS & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- TWO LARGE & CHARMING RECEPTION ROOMS
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- LUXURY RE-APPOINTED HOUSE SHOWER ROOM & FURTHER GROUND FLOOR SHOWER ROOM
- EXTENSIVE RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WONDERFUL & SECLUDED REAR GARDEN ASPECT
- SUPERBLY SITUATED TOWARDS THE HEAD OF THIS SOUGHT AFTER CLOSE
- EARLY VIEWING ESSENTIAL
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



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.