



Taylor's

Dudley Wood Road, DUDLEY WOOD, Netherton.

Offers In Region Of £150,000

3 1 1



This DECEPTIVELY SPACIOUS & VERY WELL PROPORTIONED, VICTORIAN STYLE, THREE BEDROOM, MID-TERRACE RESIDENCE is superbly situated within the SOUGHT AFTER AREA of DUDLEY WOOD, which has a GOOD RANGE of POPULAR SCHOOLING combined with MUSHROOM GREEN CONSERVATION AREA & SALTWELLS NATURE RESERVE close by. This CHARMING & DECEPTIVELY SPACIOUS PROPERTY is for sale with NO UPWARD CHAIN and together with being ideally suited for YOUNG FAMILIES, FIRST TIME BUYERS or Buy-to-let investors.

ROOM DIMENSIONS

GROUND FLOOR

Reception Room One - 12' 3" x 11' 4" (3.73m x 3.45m)

(measurments taken at widest available points)

Reception Room Two - 12' 3" x 11' 4" (3.73m x 3.45m)

(measurments taken at widest available points)

Inner Lobby

Kitchen - 10' 7" x 8' 9" (3.22m x 2.66m)

(measurments taken at widest available points)

Shower Room - 8' 7" x 4' 5" (2.61m x 1.35m)

(measurments taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 12' 3" x 11' 4" (3.73m x 3.45m)

(measurments taken at widest available points)

Bedroom 2 - 12' 4" x 9' 7" (3.76m x 2.92m)

(measurments taken at widest available points)

Bedroom 3 - 12' 3" x 4' 9" (3.73m x 1.45m)

(measurments taken at widest available points)

OUTSIDE

Cottage Style Rear Garden

Off Road Parking to the Rear

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 low - very low Risk of yearly flooding. Tenure: Freehold.

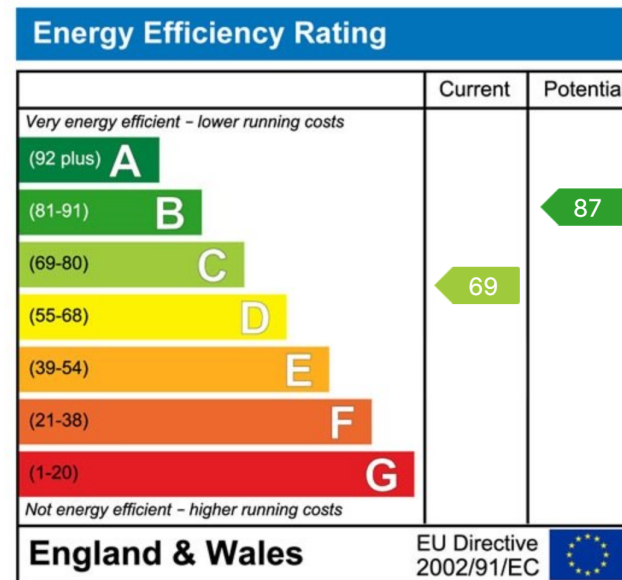


Dudley Wood Road, Netherton, DY2 0DB



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 omissions. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisers (surveyor or solicitor).

- DECEPTIVELY SPACIOUS, VICTORIAN STYLE, MID-TERRACE RESIDENCE
- THREE FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION
- LENGTHY COTTAGE STYLE REAR GARDEN
- OFF ROAD PARKING TO THE REAR
- TWO CHARMING RECEPTION ROOMS
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EXCELLENT RANGE OF POPULAR SCHOOLING CLOSE BY
- EARLY VIEWING ADVISED



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.