



96a Church Road,
Netherton DY2 0JJ

Taylor's

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STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, EXECUTIVE, DETACHED RESIDENCE

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Porch
 - Reception Hall
 - Guests Cloakroom
 - Sitting Room - 19' 2" x 11' 1" (5.84m x 3.38m)
 - Dining Room - 11' 5" x 10' 4" (3.48m x 3.15m)
 - Kitchen / Breakfast Room - 14' 2" x 11' 4" (4.31m x 3.45m)
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 7" x 11' 2" (3.53m x 3.40m)
 - En-Suite
 - Bedroom 2 - 11' 8" x 8' 1" (3.55m x 2.46m)
 - Bedroom 3 - 11' 1" x 9' 7" (3.38m x 2.92m)
 - Bedroom 4 - 7' 3" x 6' 3" (2.21m x 1.90m)
 - Bathroom - 8' 10" x 5' 4" (2.69m x 1.62m)
 - OUTSIDE
 - Driveway
 - Detached Double Garage (Currently used as a Hobbies / Games Space) - 15' 6" x 11' 9" (4.72m x 3.58m)
 - Rear Garden
 - ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

This STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE is superbly situated within this POPULAR RESIDENTIAL LOCATION, which has a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING close by and furthermore encompasses an INCREDIBLY SPACIOUS & VERY WELL MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for FAMILIES looking to purchase a WONDERFUL FAMILY HOME! This SPLENDID PROPERTY must be viewed at the earliest opportunity if to be fully appreciated, and together with having an abundance of TRANSPORT LINKS & LOCAL AMENITIES close by, in brief comprises: Porch, Reception Hall, Attractive Sitting Room, Pleasant Dining Room, Modern Well Fitted Breakfast Kitchen, Guests Cloakroom, Landing, Four Good Sized First Floor Bedrooms (Three of which with a Comprehensive Range of Fitted Wardrobes), Master Bedroom with Lovely Distant Frontal Views & Well Appointed En-Suite Shower Room & Luxury House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Gas Central Heating from Worcester Boiler System, Secluded / Good Sized Rear Garden & DETACHED DOUBLE GARAGE which is currently used as a GAMES / HOBBIES Space (could easily be converted back if any potential buyer wished to do so). NO UPWARD CHAIN!

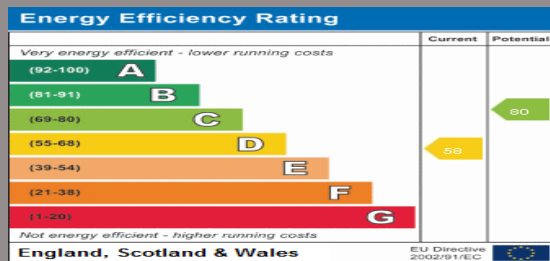
EPC: D/ Council Tax Band: D.

BHS9844

MISREPRESENTATION ACT 1967

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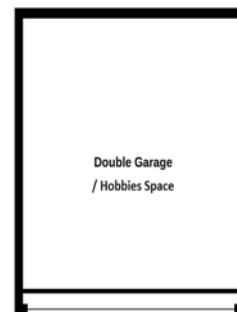
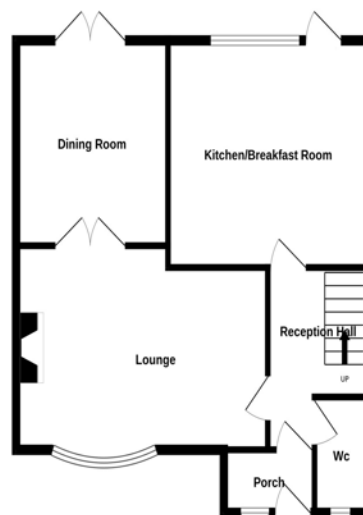
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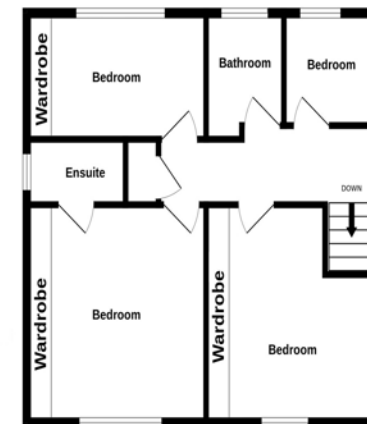
Offices at:

KINGSWINFORH HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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