



91 Leabank Road,
Netherton, DY2 0BD

Taylor's

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VERY WELL PROPORTIONED & TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Hall
- Spacious Sitting Room - 16' 7" x 13' 9" (5.05m x 4.19m)
- Stunning Well Fitted Kitchen - 15' 9" x 13' 8" (4.80m x 4.16m)
 - Guests Cloakroom
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 9" x 13' 4" (4.19m x 4.06m)
 - Bedroom 2 - 13' 1" x 10' 8" (3.98m x 3.25m)
 - Bedroom 3 - 10' 9" x 6' 5" (3.27m x 1.95m)
 - Family Bathroom - 7' 3" x 4' 6" (2.21m x 1.37m)
 - OUTSIDE
 - Extensive Fore Gardens
 - Paved Frontage (no dropped kerb)
 - Low Maintenance 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.



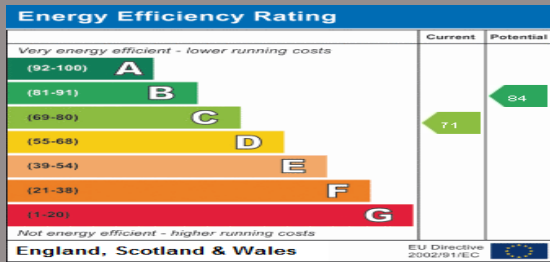
Wonderfully situated on a FANTASTIC & LARGE CORNER PLOT POSITION within this POPULAR RESIDENTIAL LOCATION, is this VERY WELL PROPORTIONED & TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE which combined with being PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, has an EXTENSIVE RANGE of AMENITIES, TRANSPORT LINKS & SCHOOLING close by, along with having SALTWELLS NATURE RESERVE within walking distance. This VERY WELL ARRANGED & GOOD SIZED PROPERTY is NICELY PRESENTED THROUGHOUT and in brief comprises: Entrance Hallway, Guests Cloakroom, Spacious Sitting Room, Stunning Re-Fitted Kitchen, Landing, Three Good Sized Bedrooms & Well Appointed Family Bathroom. Furthermore with Extensive Lawned FORE GARDENS, Paved Frontage (no dropped kerb), DOUBLE GLAZING, GAS CENTRAL HEATING & Private / Low Maintenance Rear Garden. Tenure: Freehold. EPC: TBC. Council Tax Band: A. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultra-fast broadband is available at this property.

BHS9926

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 himself 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 in relation to this property.





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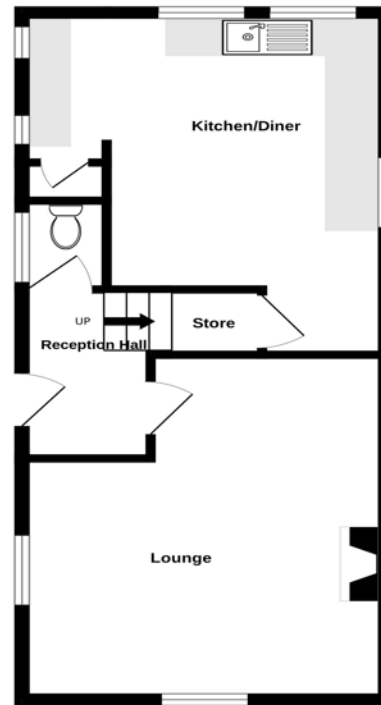


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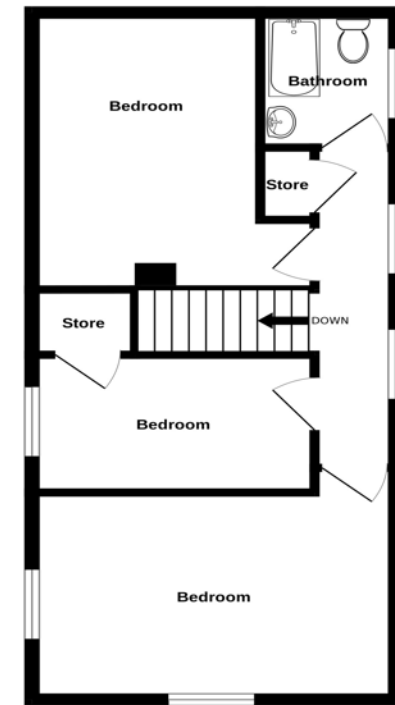
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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