



144 St. Peters Road,
Netherton, DY2 9HW

Taylor's

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SUBSTANTIAL & EXPENSIVELY APPOINTED, THREE STOREY, DE- TACHED RESIDENCE

ROOM DIMENSIONS

▪GROUND FLOOR

▪Modern Breakfast Kitchen - 19' 7" x 11' 5" (5.96m x 3.48m)

▪Utility Room

▪Contemporary Shower Room

▪Bedroom 5 - 11' 4" x 9' 4" (3.45m x 2.84m)

▪FIRST FLOOR

▪Reception Hall

▪Stunning Bathroom - 11' 4" x 9' 1" (3.45m x 2.77m)

▪Bedroom 4 - 11' 5" x 10' 1" (3.48m x 3.07m)

▪Stylish Living Room - 19' 4" x 12' 4" (5.89m x 3.76m)

▪Dining Room / Further Reception Room - 12' 3" x 9' 9" (3.73m x 2.97m)

▪TOP FLOOR

▪Landing

▪Bedroom 1 - 12' 5" x 11' 7" (3.78m x 3.53m)

▪En-Suite Shower Room - 11' 6" x 6' 9" (3.50m x 2.06m)

▪Bedroom 2 - 12' 4" x 11' 11" (3.76m x 3.63m)

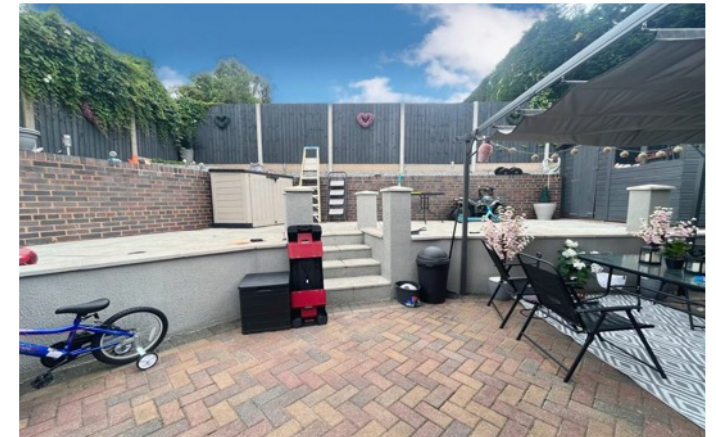
▪Bedroom 3 - 11' 4" x 9' 0" (3.45m x 2.74m)

▪OUTSIDE

▪Impressive Driveway

▪Garage

▪Low Maintenance Rear Garden



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 SUBSTANTIAL & EXPENSIVELY APPOINTED, BEAUTIFULLY PRESENTED & STYLISHLY DECORATED, FIVE BEDROOM, THREE STOREY, DETACHED RESIDENCE is pleasantly situated within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of POPULAR SCHOOLING & local amenities close by and furthermore encompasses a VERY WELL PROPORTIONED & SUPERBLY DESIGNED LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING.

This WONDERFUL PROPERTY is PERFECTLY SUITED for FAMILIES and in brief comprises: Reception Hall, Modern & Spacious Well Fitted Dining Kitchen, Utility Room, Luxury Ground Floor Shower Room, Stylishly Decorated Sitting Room, Attractive Dining Room / Further Reception Room, Stunning First Floor House Bathroom & FIVE WELL PROPORTIONED & GOOD SIZED BEDROOMS (Master Bedroom with En-Suite Suite Room & Fitted Wardrobes).

Furthermore with Impressive Block Paved Driveway which provides OFF ROAD PARKING, Garage & Low Maintenance / Secluded Rear Garden which would be perfect for alfresco dining. Tenure: Freehold. EPC: C. Council Tax Band: D. 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).

BHS10169

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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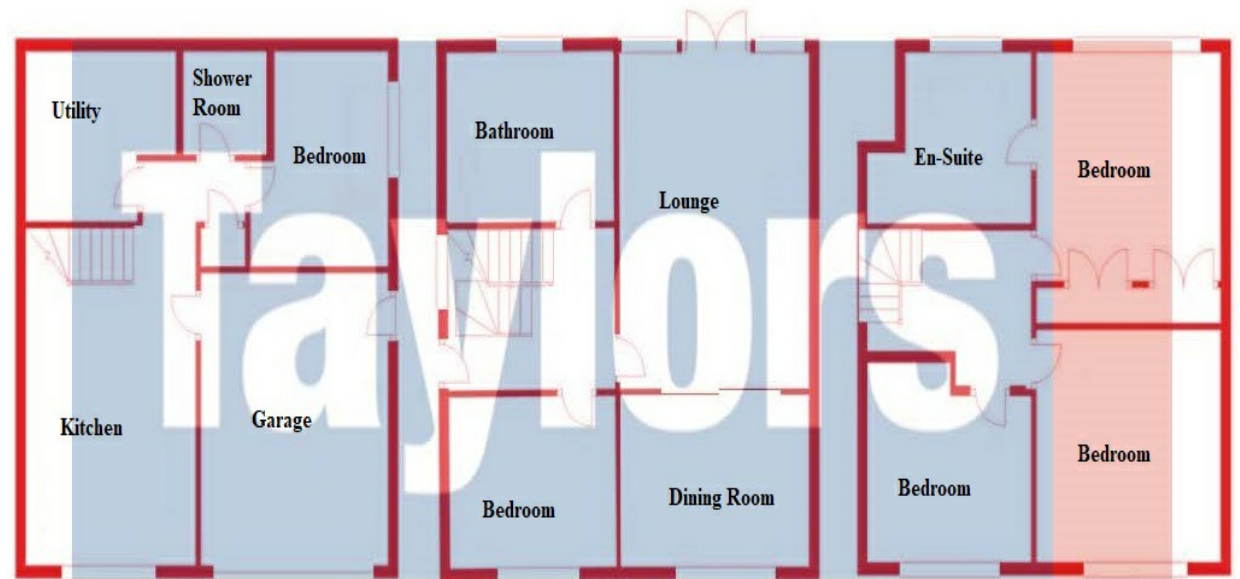
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KINGSWINFORD HALESOWEN
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GROUND FLOOR

FIRST FLOOR

TOP FLOOR

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