



56 Cradley Park Road,
Netherton, DY2 9SR

Taylor's

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*THOUGHTFULLY EXTENDED &
VERY WELL PROPORTIONED,
END-OF-TERRACED RESIDENCE*

ROOM DIMENSIONS
GROUND FLOOR

Entrance Hall

Spacious Sitting Room - 24' 11" x 17' 1" (7.59m x 5.20m)
(measurements taken at widest available points)

Good Sized Kitchen - 19' 8" x 7' 8" (5.99m x 2.34m)
(measurements taken at widest available points)

Dining Room - 10' 5" x 7' 8" (3.17m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1 - 10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom 2 - 11' 9" x 11' 0" (3.58m x 3.35m)
(measurements taken at widest available points)

Bedroom 3 - 8' 7" x 9' 5" (2.61m x 2.87m)
(measurements taken at widest available points)

Modern Shower Room
OUTSIDE

Lovely Rear Garden
Allocated Off Road Parking

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.



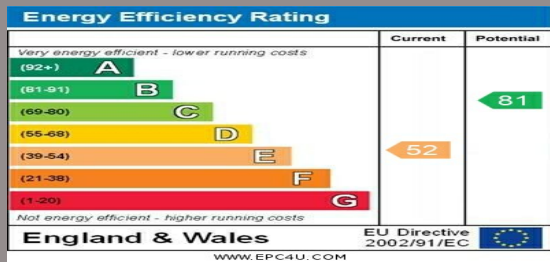
This THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, THREE BEDROOM, END-OF-TERRACED RESIDENCE is PLEASANTLY SITUATED within this SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of Amenities, Transport Links & FANTASTIC SCHOOLING close by and furthermore is for sale with NO UPWARD CHAIN. This DECEPTIVELY SPACIOUS & MOST APPEALING PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and in brief comprises: Entrance Hallway, Spacious Sitting Room, Separate Dining Room, Extended Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Modern House Shower Room. Furthermore with Lovely Rear Garden, Lawned Fore Garden, Allocated Off Road Parking Space, Double Glazing, Electric Storage Heating and further Space with potential to build a garage (subject to the usual planning permissions). EPC: TBC. Council Tax Band: B. We believe the property has mains electric, mains drainage and mains water 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 conveying solicitor / surveyor). Tenure: Please note the property is currently Leasehold but will be FREEHOLD upon completion.

BHS10170

MISREPRESENTATION ACT 1967

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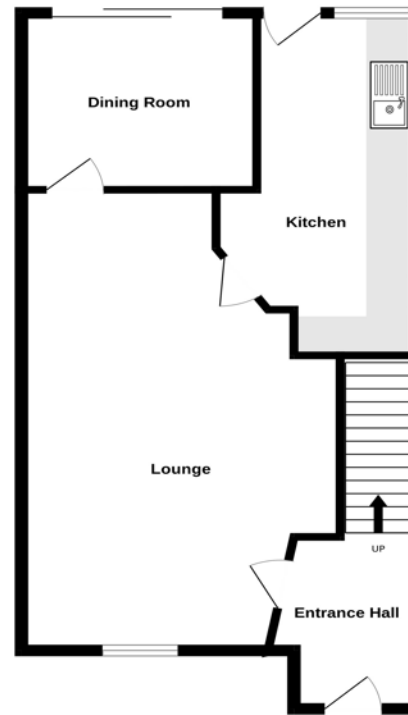


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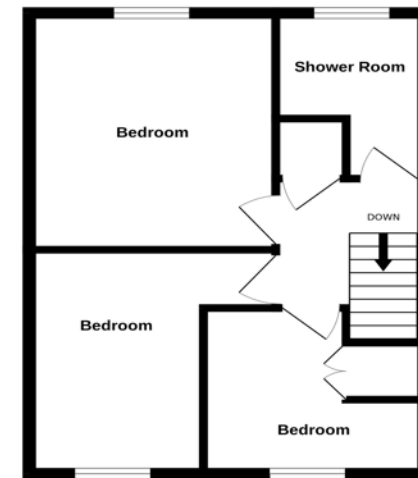
Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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