



40 Lynbrook Close,
Netherton, DY2 9HF

Taylor's

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WELL PROPORTIONED & THOUGHTFULLY EXTENDED, DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE

ROOM DIMENSIONS

• GROUND FLOOR

• Reception Hall

- Spacious Through Lounge with Dining Area - 20' 5" x 12' 2" (6.22m x 3.71m)
- Extended Kitchen - 14' 0" x 8' 8" (4.26m x 2.64m)

FIRST FLOOR

• Landing

- Bedroom 1 - 12' 6" x 10' 3" (3.81m x 3.12m)
- Bedroom 2 - 9' 10" x 9' 8" (2.99m x 2.94m)
- Bedroom 3 - 7' 2" x 5' 9" (2.18m x 1.75m)
- Modern Four Piece Suite Bathroom - 8' 2" x 6' 7" (2.49m x 2.01m)

• OUTSIDE

- Block Paved Driveway
- Garage
- Secluded Rear Garden

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.

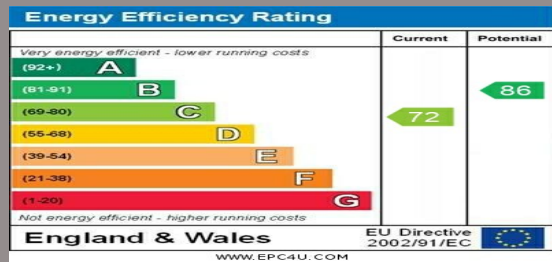
This WELL PROPORTIONED & THOUGHTFULLY EXTENDED, DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE is beautifully situated within this EXTREMELY SOUGHT AFTER & DESIRABLE close, which has the local NATURE RESERVE combined with an EXTENSIVE range of AMENITIES & POPULAR SCHOOLING close by, and furthermore encompasses a MOST APPEALING & VERY WELL ARRANGED layout of accommodation of which is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This LOVELY HOME must be viewed at the EARLIEST OPPORTUNITY if to avoid disappointment, and together with being for sale with NO UPWARD CHAIN, in brief is seen to comprise: Reception Hall, Spacious Through Lounge with Dining Area, Extended Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Modern Four Piece Suite Bathroom. Furthermore with Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage, Majority Double Glazing, Gas Central Heating & Secluded / Well Maintained Rear Garden. Tenure: Freehold. EPC: C. Council Tax Band: C. 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).

BHS10210

MISREPRESENTATION ACT 1967

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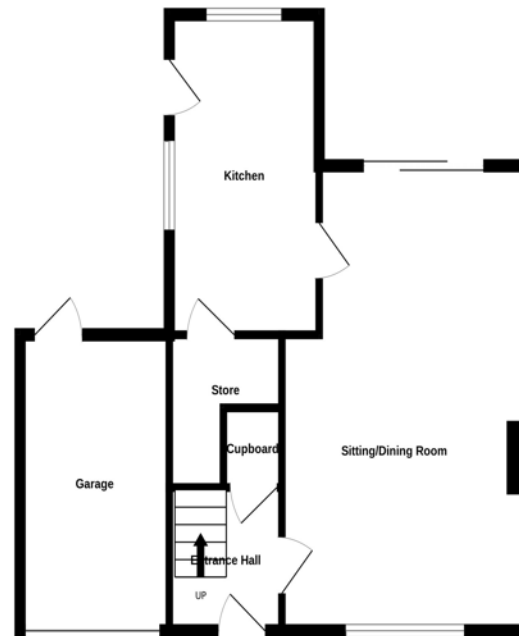


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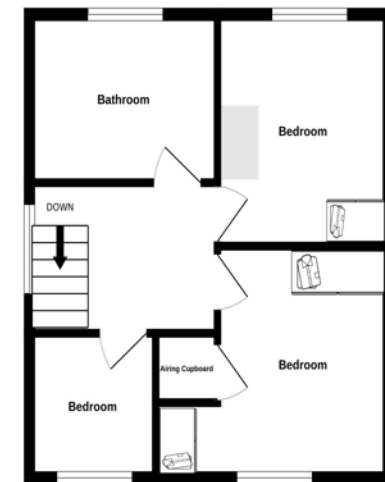
Offices at:

KINGSWINFORM HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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