



18 Trysull Way,
Netherton, DY2 0JG

Taylor's

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*VERY WELL PROPORTIONED & DE-
CEPTIVELY SPACIOUS, SEMI-DE-
TACHED RESIDENCE*

ROOM DIMENSIONS GROUND FLOOR Reception Hall

Sitting Room - 13' 7" x 12' 4" (4.14m x 3.76m)
Dining Area - 10' 6" x 8' 4" (3.20m x 2.54m)
Fitted Kitchen - 10' 9" x 7' 2" (3.27m x 2.18m)

FIRST FLOOR

Landing

Bedroom 1 - 15' 5" x 8' 0" (4.70m x 2.44m)
Bedroom 2 - 9' 5" x 9' 2" (2.87m x 2.79m)
Bedroom 3 - 10' 5" x 6' 8" (3.17m x 2.03m)
House Shower Room - 6' 2" x 6' 2" (1.88m x
1.88m)

OUTSIDE

Driveway

Low Maintenance Rear Garden

Measurements taken at widest available
points



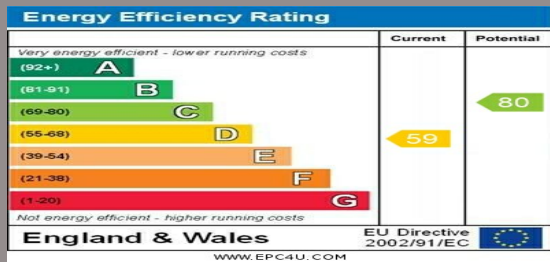
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This VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE is beautifully situated within this SOUGHT AFTER Cul-De-Sac, which has a GOOD ARRAY POPULAR SCHOOLING & local amenities close by, and furthermore encompasses a VERY WELL ARRANGED & IMMACULATELY maintained layout of accommodation. This MOST APPEALING PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES, and combined with having NETHERTON VILLAGE within close proximity, in brief comprises: Entrance Hallway, Spacious Sitting Room being OPEN PLAN to Dining Area, Well Fitted Kitchen, Landing, Three First Floor Bedrooms & Nicely Appointed House Shower Room. Furthermore with Large Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Low Maintenance / Secluded Rear Garden, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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). **BHS10217**

MISREPRESENTATION ACT 1967

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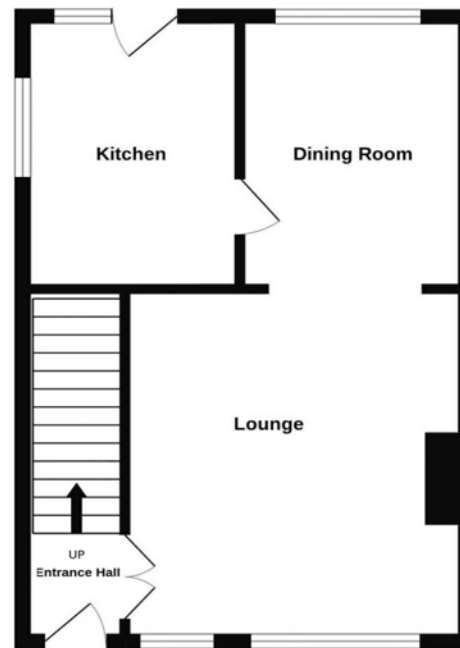


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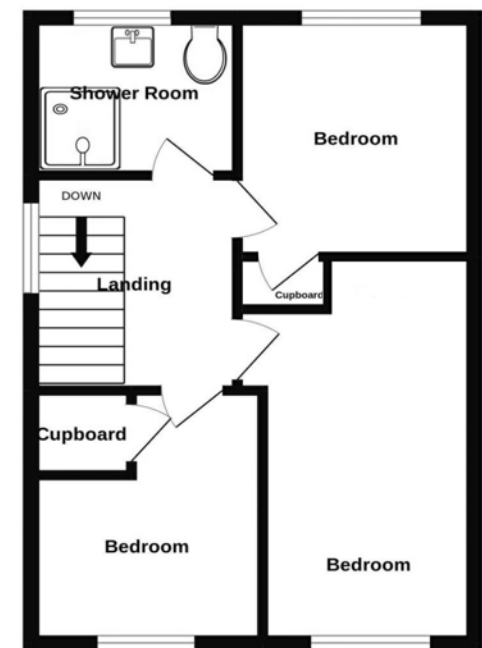
Offices at:

KINGSWINFORH HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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