



11 Taylor Road,  
Netherton, DY2 9NE

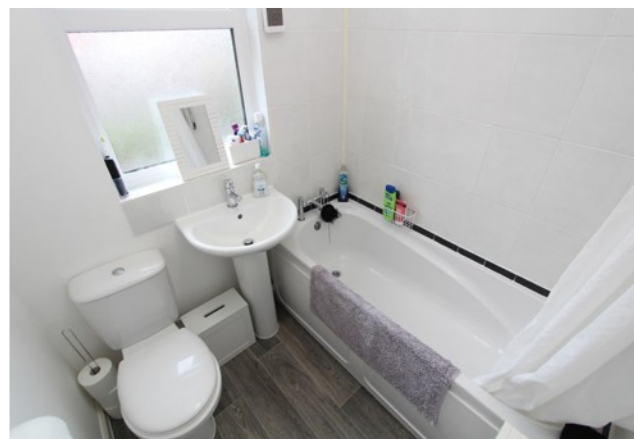
**Taylors**

# 11 Taylor Road, Netherton, DY2 9NE

*STYLISHLY PRESENTED & FASHIONABLY IMPROVED, TRADITIONAL STYLE, END-OF-TERRACE RESIDENCE*

## ROOM DIMENSIONS

- GROUND FLOOR
    - Entrance Hall
    - Stylish Sitting Room - 12' 8" x 12' 1" (3.86m x 3.68m)
    - Modern Well Fitted Dining Kitchen - 12' 8" x 7' 8" (3.86m x 2.34m)
    - Rear Hall
    - Guests Cloakroom / W.C
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 13' 1" x 10' 5" (3.98m x 3.17m)
    - Bedroom 2 - 9' 7" x 9' 5" (2.92m x 2.87m)
  - Well Appointed House Bathroom - 5' 8" x 5' 6" (1.73m x 1.68m)
    - OUTSIDE
    - Driveway
    - Lovely 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.

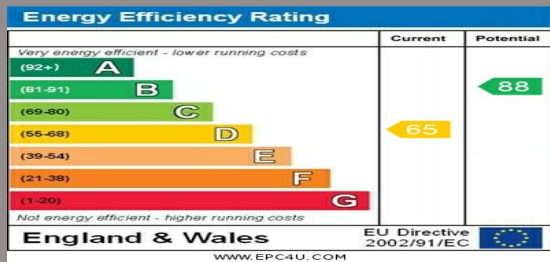
This **STYLISHLY PRESENTED & FASHIONABLY IMPROVED, TRADITIONAL STYLE, TWO BEDROOM, END-OF-TERRACE RESIDENCE** is pleasantly situated within this **POPULAR RESIDENTIAL LOCATION**, which has **CRADLEY HEATH TRAIN STATION** combined with an excellent range of **LOCAL AMENITIES & SOUGHT AFTER SCHOOLING** close by, and furthermore encompasses a **VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS** layout of accommodation, of which is **PERFECTLY** suited for **YOUNG FAMILIES** or **FIRST TIME BUYERS** looking to get onto the property ladder. This **LOVELY & ATTRACTIVELY DECORATED PROPERTY** must be viewed at the **EARLIEST OPPORTUNITY** if to be fully appreciated and in brief comprises: Entrance Hall, Stylish Sitting Room, Modern Well Fitted Breakfast Kitchen, Rear Hall, Guests Cloakroom / W.C, Landing, Two Good Sized & Nicely Decorated First Floor Bedrooms & White Suite House Bathroom. Furthermore with Block Paved Driveway which provides **OFF ROAD PARKING**, Double Glazing, Gas Central Heating & Pretty / Secluded Rear Garden with Decking Area for alfresco dining. Tenure: Freehold. EPC: TBC. Council Tax Band: A. 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). According to gov.uk, there is a low - very low risk of yearly flooding.

**BHS10235**

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.





Agents contact details:

84 to 86 High Street,

BRIERLEY HILL,

DY5 3AW

t. 01384 265265

f.01384 480824

e. brierleyhill@taylorsestateagents.co.uk

estateagents.co.uk

www.taylorsestateagents.co.uk

# Taylor's

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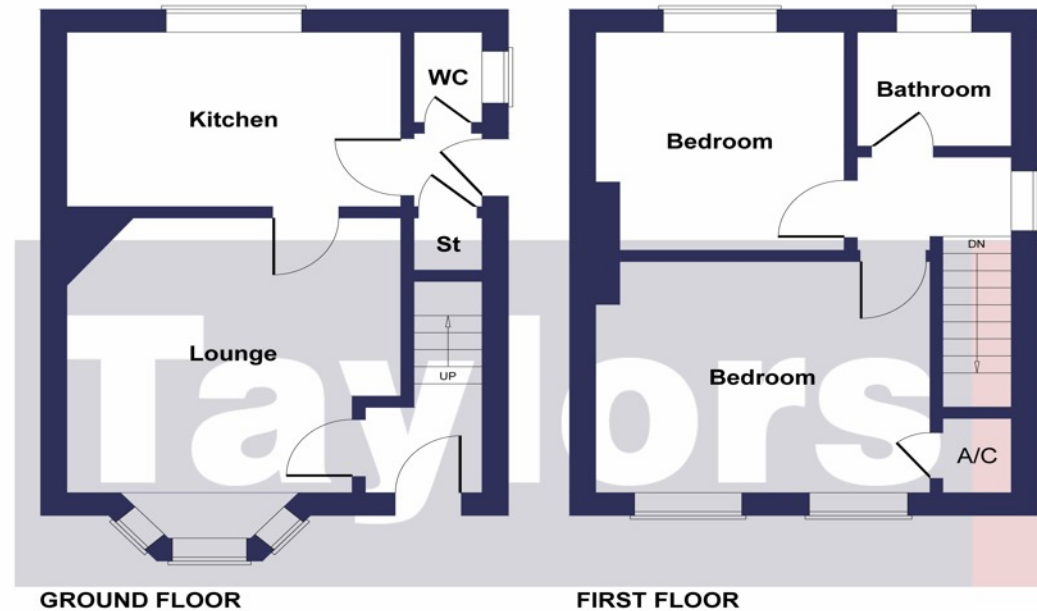
HALESOWEN

STOURBRIDGE

BRIERLEY HILL

SEDGLEY

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### FOR GUIDE PURPOSES ONLY:

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