



61 Darbys Hill Road,  
Tividale, B69 1SD

**Taylors**



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*VERY WELL PROPORTIONED &  
CHARACTERFUL, BAY FRONTED,  
DETACHED RESIDENCE*

▪ ROOM DIMENSIONS

▪ GROUND FLOOR

- Entrance Porch
- Reception Hall

▪ Bay Fronted Lounge - 13' 10" x 12' 1" (4.21m x 3.68m)

▪ Extended Rear Reception Room - 16' 8" x 10' 9" (5.08m x 3.27m)

▪ Fitted Kitchen - 10' 8" x 7' 10" (3.25m x 2.39m)

▪ Rear Hall

▪ Guests Cloakroom

▪ Utility

▪ FIRST FLOOR

▪ Landing

▪ Bedroom 1 - 11' 10" x 12' 0" (3.60m x 3.65m)

▪ Bedroom 2 - 11' 0" x 11' 9" (3.35m x 3.58m)

▪ Bedroom 3 - 8' 2" x 7' 9" (2.49m x 2.36m)

▪ House Bathroom

▪ OUTSIDE

▪ Driveway

▪ Garage

▪ 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.



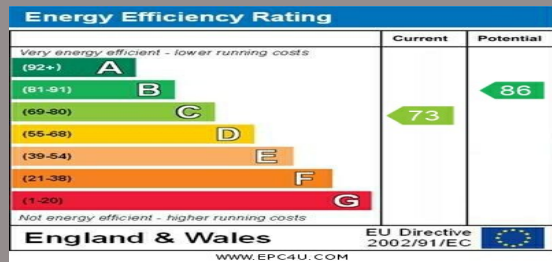
This VERY WELL PROPORTIONED & CHARACTERFUL, BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE is superbly situated within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of POPULAR SCHOOLING & local amenities close by and even though now requires some cosmetic updating, offers HUGE POTENTIAL to IMPROVE & EXTEND (subject to the usual planning permissions). This LARGE & WELL ARRANGED PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and together with being for sale with NO UPWARD CHAIN, in brief comprises: Entrance Porch, Reception Hall, Pleasant Bay Fronted Sitting Room, Large Rear Living Room / Further Reception Room, Kitchen, Rear Hall, Guests Cloakroom / W.C, Utility, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage, Gas Central Heating, Majority Double Glazing & Good Sized / Secluded Rear Garden. Tenure: Freehold. C: TBC. 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).

BHS10168

MISREPRESENTATION ACT 1967

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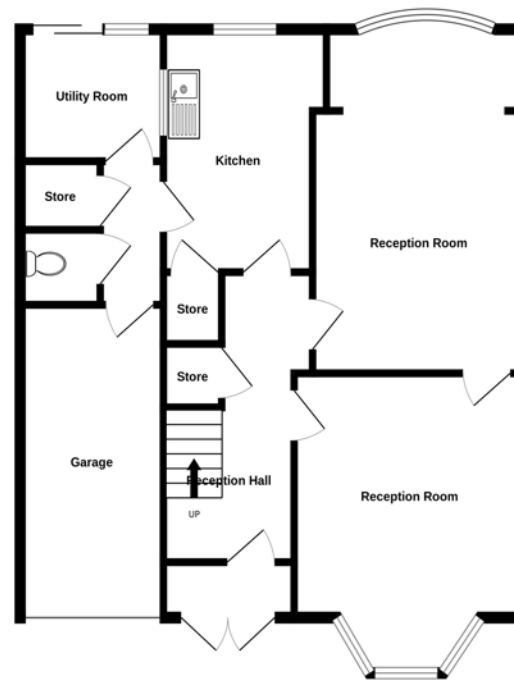


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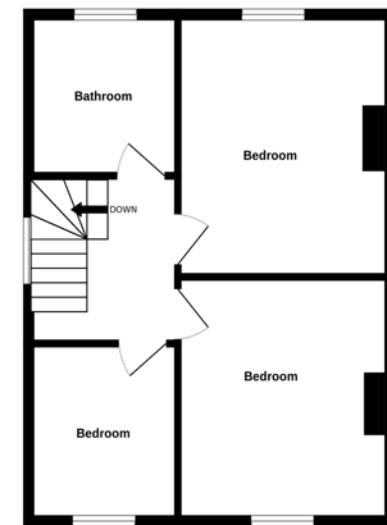
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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