



Taylors

Highbridge Road, NETHERTON, Dudley.

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This LARGE & TREMENDOUSLY SPACIOUS, THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX, Saltwells Nature Reserve & Netherton Reservoir close by and furthermore encompasses a GOOD SIZED & VERY WELL PROPORTIONED layout of accommodation, of which is WELL PRESENTED throughout. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and together with being ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Pleasant Sitting Room with Dining Area - 6.35m x 3.28m (20'10" x 10'9")

(measurements taken at widest available points)

Conservatory - 2.84m x 2.46m (9'4" x 8'1")

Fitted Kitchen - 4.47m x 2.82m (14'8" x 9'3")

Side Lobby / Vestibule

Guests Cloakroom / W.C

Workshop

FIRST FLOOR

Landing

Bedroom 1 - 3.73m x 3.4m (12'3" x 11'2")

(measurements taken at widest available points)

Bedroom 2 - 3.76m x 2.9m (12'4" x 9'6")

(measurements taken at widest available points)

Bedroom 3 - 2.84m x 2.31m (9'4" x 7'7")

Modern Shower Room - 1.98m x 1.65m (6'6" x 5'5")

(measurements taken at widest available points)

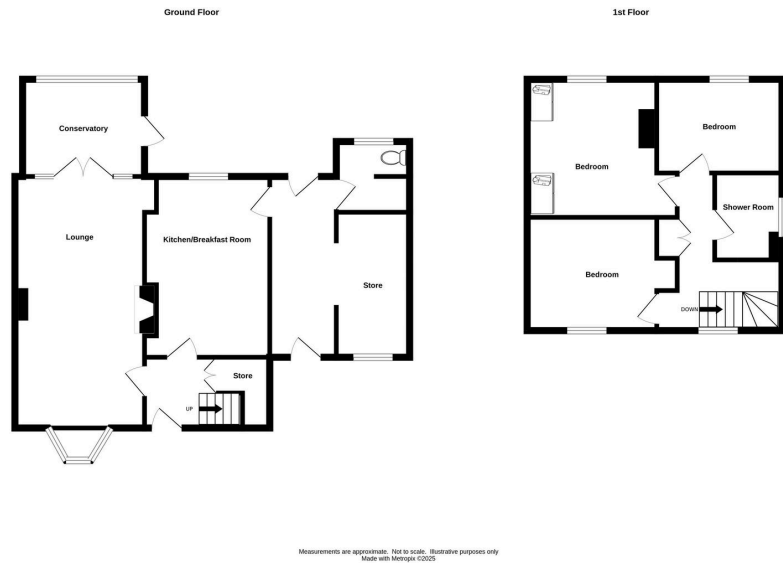
OUTSIDE

Gated Driveway

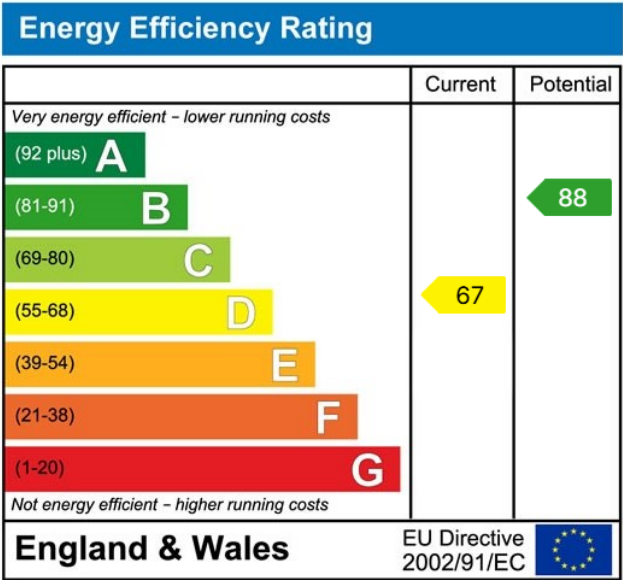
Large Rear Garden

EPC: D. Council Tax Band: A. 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). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





- LARGE & THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- IDEAL FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- NO UPWARD CHAIN
- GOOD SIZED & SECLUDED REAR GARDEN
- SALTWELLS NATURE RESERVE & NETHERTON RESERVIOR WITHIN WALKING DISTANCE
- DELIGHTFUL CONSERVATORY
- EARLY VIEWINH ESSENTIAL



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