



Taylors

Cole Street, NETHERTON, Dudley.

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A RARE & SUPERB opportunity to purchase a MOST APPEALING & WELL PROPORTIONED, DOUBLE FRONTED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE with a FANTASTIC / SECLUDED REAR GARDEN and SUPERBLY SITUATED on a GOOD SIZED PLOT within this POPULAR RESIDENTIAL LOCATION, which has both the local NATURE RESERVE & CANAL NETWORK close by. This INDIVIDUAL & GOOD SIZED BUNGALOW is for sale with NO UPWARD CHAIN and even though now requires some COSMETIC MODERNISATION / IMPROVEMENTS, offers HUGE POTENTIAL to CREATE a WONDERFUL PROPERTY! This UNIQUE HOME must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with having an OUTSTANDING range of LOCAL AMENITIES & TRANSPORT LINKS within close proximity, and being IDEALLY SUITED for those wishing to DOWNSIZE.

ROOM DIMENSIONS

Reception Hall

Sitting Room - 4.42m x 3.4m (14'6" x 11'2")

Kitchen - 3.4m x 3.1m (11'2" x 10'2")

(measurements taken at widest available points)

Bathroom - 2.26m x 1.68m (7'5" x 5'6")

Bedroom 1 - 3.35m x 3.28m (11'0" x 10'9")

Bedroom 2 - 3.4m x 2.97m (11'2" x 9'9")

OUTSIDE

Driveway

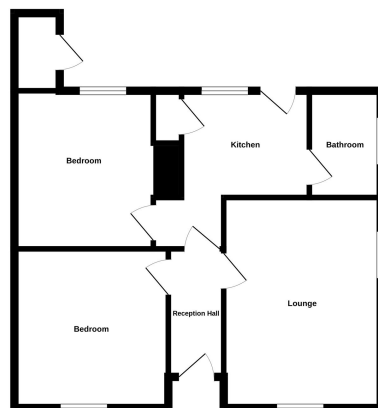
Garage

Secluded Rear Garden

EPC: F. Council Tax Band: B. 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 very low risk of yearly flooding. Tenure: Freehold

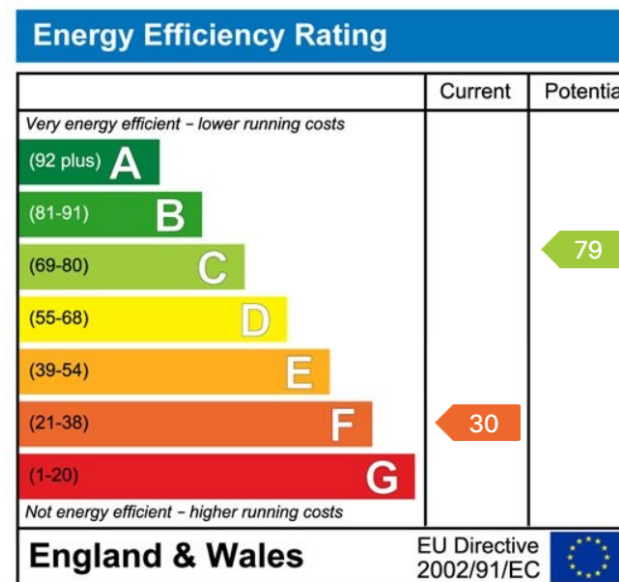


Ground Floor



Measurements are approximate. Not to scale. Dimensions provided only for information purposes only.

- MOST APPEALING & WELL PROPORTIONED, DETACHED BUNGALOW RESIDENCE
- SECLUDED REAR GARDEN
- GARAGE
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- LOCAL NATURE RESERVE & CANAL NETWORK CLOSE BY
- NO UPWARD CHAIN
- GOOD SIZED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- HUGE POTENTIAL
- TWO WELL PROPORTIONED BEDROOMS



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.