



Taylors

Hockley Lane, NETHERTON, Dudley.

3 1 2



This TRULY STUNNING, BEAUTIFULLY PROPORTIONED & WONDERFULLY ENLARGED, CHARACTERFUL, BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE is splendidly situated on the EXTREMELY POPULAR & ADMIRERD "Hockley Lane", which has an OUTSTANDING range of SOUGHT AFTER SCHOOLING & Local Amenities (such as Netherton Village & Merry Hill Shopping Complex) close by Tenure: Freehold.

ROOM DIMENSIONS

GROUND FLOOR

Porch

Reception Hall

Attractive Sitting Room - 4.6m x 3.6m (15'1" x 11'9")

Spacious Dining Room - 3.6m x 4.4m (11'9" x 14'5")

Stunning Breakfast Kitchen - 4.6m x 3.6m (15'1" x 11'9")

Large Conservatory

Laundry / Utility

FIRST FLOOR

Landing

Bedroom 1 - 4.5m x 3.6m (14'9" x 11'9")

Bedroom 2 - 3.6m x 3.6m (11'9" x 11'9")

Bedroom 3 - 2.5m x 3m (8'2" x 9'10")

Luxury House Bathroom - 2.4m x 2.6m (7'10" x 8'6")

OUTSIDE

Garage - 4m x 2.4m (13'1" x 7'10")

(measurements taken at widest available points)

Good Sized Driveway

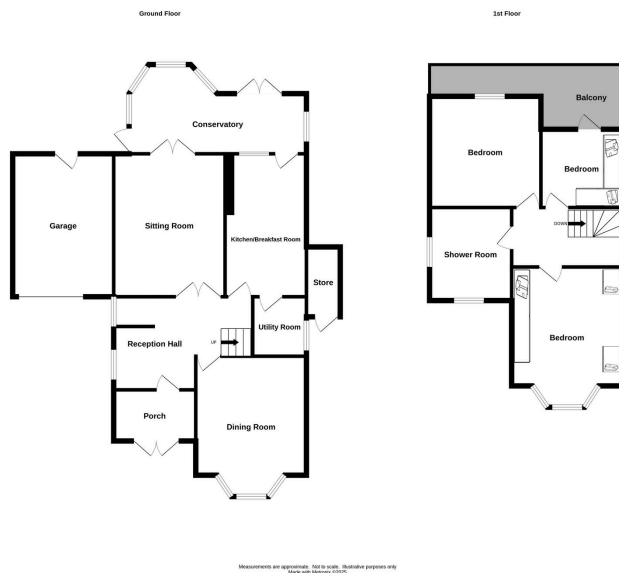
Wonderful Rear Garden

Workshop

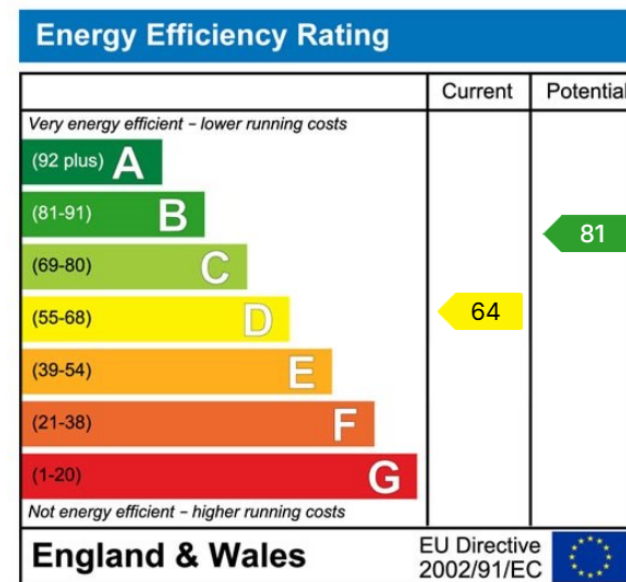
Car Port

EPC: D. 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). According to gov.uk, there is a very low risk chance of yearly flooding.





- TRULY STUNNING, BEAUTIFULLY PROPORTIONED & WONDERFULLY ENLARGED
- STUNNING RE-FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- WONDERFUL REAR GARDEN WITH USEFUL WORKSHOP
- EXTENSIVE RANGE OF AMENITIES & POPULAR SCHOOLING CLOSE BY
- EARLY VIEWING ESSENTIAL
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- THREE LARGE FIRST FLOOR BEDROOMS
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING, CAR PORT & GARAGE
- PERFECT FOR GROWING FAMILIES SEEKING A FANTASTIC FOREVER HOME



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.