



**Taylors**



# Halesowen Road, Netherton, Dudley, DY2 9PS

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This VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and furthermore is PLEASANTLY SITUATED within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, which has Netherton High Street combined with an EXCELLENT RANGE of Local Shops, Amenities, Regular Transport Links & Sought After Schooling within walking distance. This MOST APPEALING PROPERTY affords a GOOD SIZED & VERY WELL ARRANGED LAYOUT of accommodation and together with being IDEALLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Reception Hallway, Spacious Fitted Kitchen, Full Width Lounge Diner, Landing, Three Large First Floor Bedrooms & House Bathroom with Separate W.C. Furthermore with Impressive Driveway which provides OFF ROAD PARKING for numerous vehicles, Good Sized Garage, Double Glazing, Gas Central Heating and Beautifully Maintained Rear Garden with Initial Patio Area for Alfresco Dining, Established Borders and Vegetable Patch.

**ROOM DIMENSIONS**

**GROUND FLOOR**

**Reception Hall**

**Kitchen** - 3.2m x 3m (10'5" x 9'10")

(Measurements taken at widest available points)

**Lounge Diner** - 5.1m x 3.6m (16'8" x 11'9")

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 4.5m x 3m (14'9" x 9'10")

(Measurements taken at widest available points)

**Bedroom 2** - 3.6m x 2.7m (11'9" x 8'10")

(Measurements taken at widest available points)

**Bedroom 3** - 3.6m x 2.4m (11'9" x 7'10")

**Bathroom** - 2.8m x 1.4m (9'2" x 4'7")

(Measurements taken at widest available points)

**Separate W.C**

**OUTSIDE**

**Large Driveway**

**Good Sized Garage** - 4.8m x 2.8m (15'8" x 9'2")

(Measurements taken at widest available points)

**Wonderful Rear Garden**

EPC: D. 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.

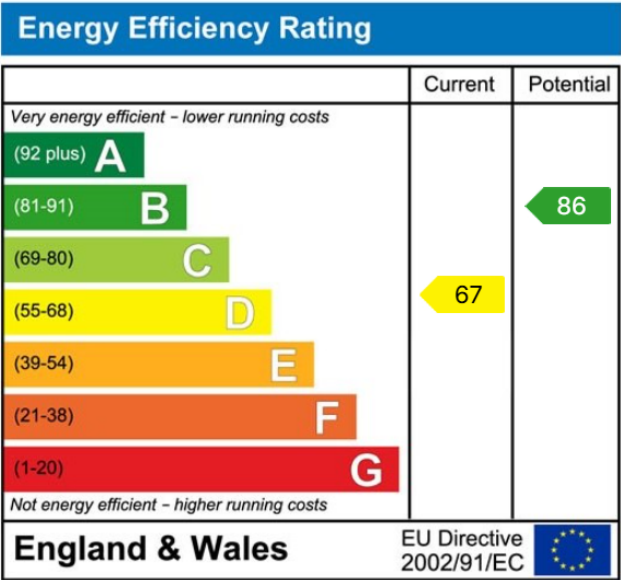


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GROUND FLOOR  
FIRST FLOOR  
FOR GUIDE PURPOSES ONLY:  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- ESTABLISHED RESIDENTIAL LOCATION
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- WONDERFUL & LARGE REAR GARDEN
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- NO UPWARD CHAIN
- NETHERTON HIGH STREET WITHIN WALKING DISTANCE
- IMPRESSIVE DRIVEWAY & GARAGE
- EXTENSIVE RANGE OF AMENITIES, TRANSPORT LINKS & SCHOOLING CLOSE BY
- EARLY VIEWING ESSENTIAL



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