



Taylors

Golden Hillock Road, Netherton, Dudley, DY2 0AG

Offers In Region Of £230,000

3 1 1



Enjoying a FANTASTIC CORNER PLOT POSITION within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, is this INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE. This GOOD SIZED PROPERTY is WELL PRESENTED throughout and together with being IDEALLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, has an ABUNDANCE of QUALITY SCHOOLING, LOCAL AMENITIES (Such as Merry Hill Shopping Complex & Saltwells Nature Reserve) & Regular Transport Links (Such as Cradley Heath Train Station) close by. Comprising: Entrance Hallway, Guests Cloakroom / W.C, Attractive & Spacious Sitting Room with Dining Area, Fitted Kitchen, Useful Laundry / Rear Hallway, Landing, Three Well Proportioned First Floor Bedrooms & White Suite Family Bathroom. Furthermore with Extensive Fore & Side Gardens, Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Lovely Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Guests Cloakroom / WC

Attractive Lounge Diner - 4.24m x 5.01m (13'10" x 16'5")

Kitchen - 4.89m x 2.47m (16'0" x 8'1")

Laundry / Rear Hall

FIRST FLOOR

Landing

Bedroom 1 - 4.28m x 3.51m (14'0" x 11'6")

Bedroom 2 - 3.97m x 3.31m (13'0" x 10'10")

Bedroom 3 - 3.33m x 1.97m (10'11" x 6'5")

Bathroom - 2.32m x 1.47m (7'7" x 4'9")

OUTSIDE

Driveway

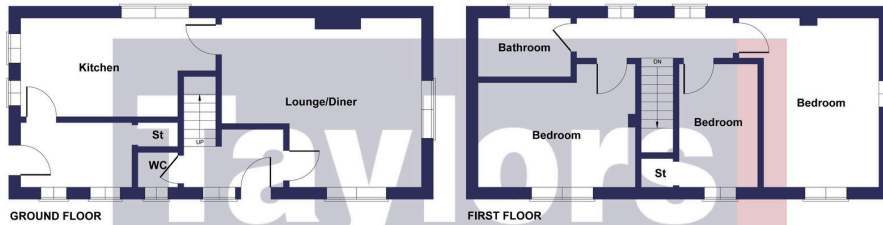
Rear Garden

Extensive Lawned Fore & Side Gardens

EPC: C. Council Tax Band: A. 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.

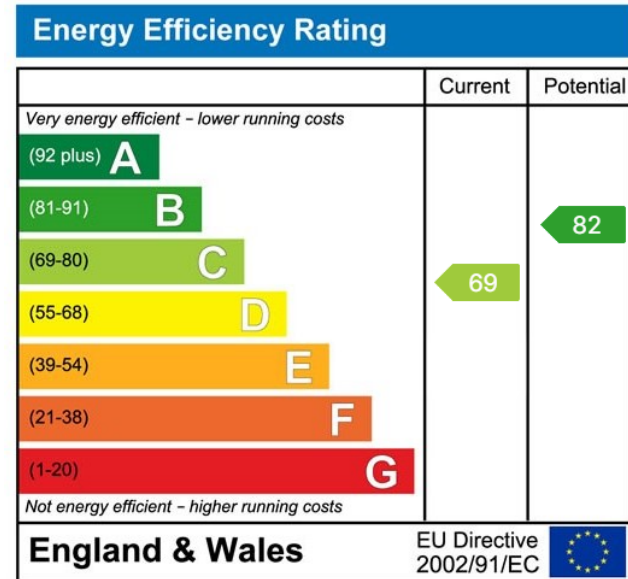


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- GOOD RANGE OF AMENITIES & TRANSPORT LINKS CLOSE BY
- FANTASTIC CORNER PLOT POSITION
- SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ADVISED
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- EXTENSIVE FORE & SIDE GARDENS
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING
- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE



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.