



24 Trysull Way,
Netherton, DY2 0JG

Taylor's

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*ABSOLUTELY STUNNING & EXPENSIVE-
LY APPOINTED, WONDERFULLY EX-
TENDED, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Porch
 - Sitting Room - 16' 7" x 14' 3" (5.05m x 4.34m)
 - Dining Kitchen - 23' 7" x 10' 4" (7.18m x 3.15m)
 - Bedroom 4 - 11' 2" x 7' 1" (3.40m x 2.16m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 8" x 8' 9" (4.16m x 2.66m)
 - Bedroom 2 - 9' 3" x 9' 2" (2.82m x 2.79m)
 - Bedroom 3 - 10' 5" x 6' 7" (3.17m x 2.01m)
 - Bathroom - 6' 1" x 6' 1" (1.85m x 1.85m)
- OUTSIDE
 - Impressive Driveway
 - Gorgeous Rear Garden
- ALL MEASUREMENTS TAKEN AT
• WIDEST AVAILABLE POINTS



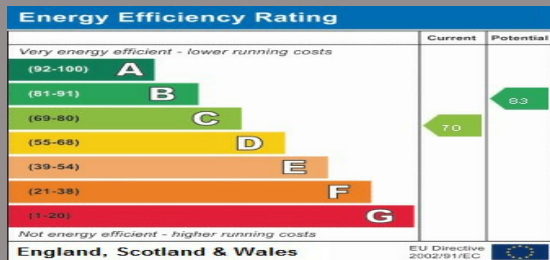
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

This ABSOLUTELY STUNNING & EXPENSIVELY APPOINTED, WONDERFULLY EXTENDED, THREE / FOUR BEDROOM, SEMI-DETACHED RESIDENCE is beautifully situated within this SOUGHT AFTER CLOSE, which has an ABUNDANCE of POPULAR SCHOOLING close by, and furthermore encompasses a STYLISHLY PRESENTED & THOUGHTFULLY ENLARGED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES or the more discerning FIRST TIME BUYERS. An early viewing is ESSENTIAL if to appreciate this BEAUTIFULLY PROPORTIONED PROPERTY, which in brief comprises: Entrance Porch, Attractive Living Room, Stunning & Extended Well Fitted Kitchen, Ground Floor Fourth Bedroom (Could alternatively be used as a 2nd Reception Room), Landing, Three Good Sized First Floor Bedrooms & Luxury Re-Appointed House Bathroom. Furthermore with EXTENSIVE BLOCK PAVED DRIVEWAY which provides AMPLE OFF ROAD PARKING & GORGEOUS Well Landscaped Rear Garden with Initial Patio Area for Alfresco Dining. Tenure: Freehold. EPC: C. Council Tax Band: C. 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).
BHS10202

MISREPRESENTATION ACT 1967

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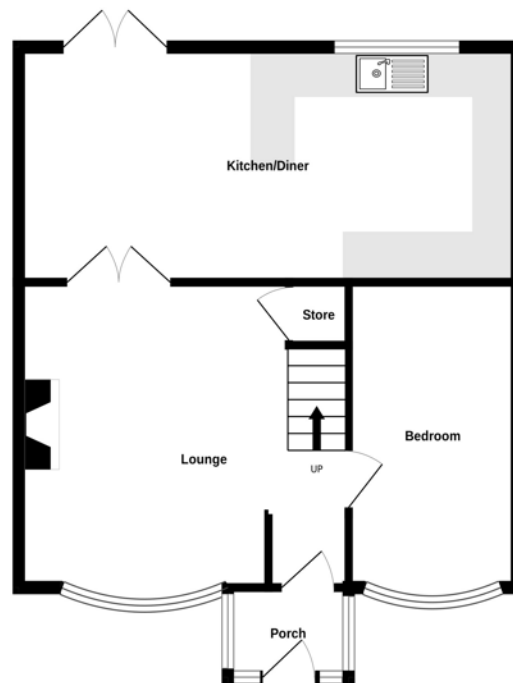
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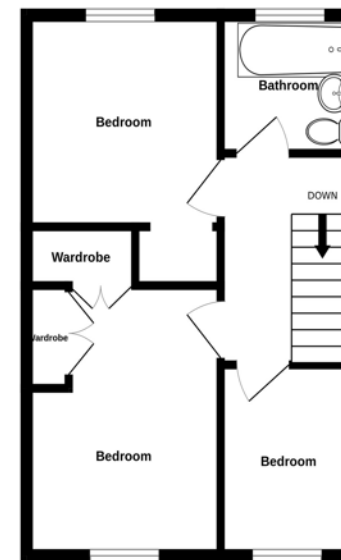
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SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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