



**Taylors**



Bell Road, Netherton, Dudley, DY2 0NH

Offers In Region Of £159,950

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A VERY WELL PRESENTED & EXTREMELY DECEPTIVE, VICTORIAN STYLE, TWO BEDROOM, END-OF-TERRACE RESIDENCE superbly situated within this POPULAR RESIDENTIAL LOCATION, just off the ESTABLISHED CHURCH ROAD, and furthermore encompassing an GOOD SIZED & DECEPTIVELY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating.

This CHARACTERFUL, yet LARGE PROPERTY is NICELY MAINTAINED throughout and furthermore offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING opportunity to get onto the property ladder and to purchase a LOVELY HOME which offers the IDEAL COMBINATION of WELL MAINTAINED accommodation with a CHARMING & PERIOD STYLE layout.

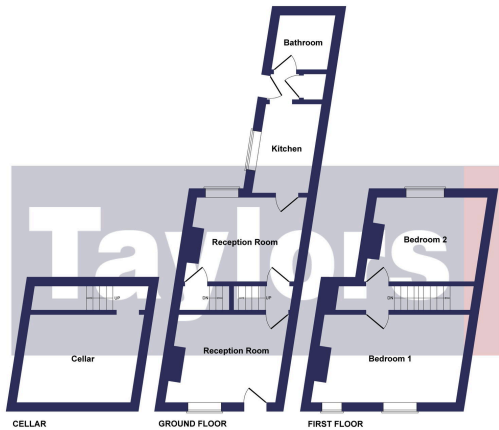
The PROPERTY is SUPERBLY & CONVENIENTLY LOCATED within the SOUGHT AFTER AREA of NETHERTON, in which there is EASY access to a FANTASTIC RANGE of LOCAL AMENITIES (Such as Merry Hill Shopping Complex), Popular Schooling & Regular Transport Links, together with having NETHERTON VILLAGE combined with a SUPERB RANGE of PUBS & SHOPS within walking distance.

An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Charming Front Living Room, Separate Rear Dining Room / Further Reception Room, Fitted Kitchen, Rear Hall / Lobby, White Suite House Bathroom, Landing and Two Large & Well Proportioned First Floor Bedrooms.

Furthermore this MOST APPEALING FAMILY HOME is complimented with a useful cellar and Secluded Rear Garden which is Low Maintenance & Ideal for Alfresco Dining.

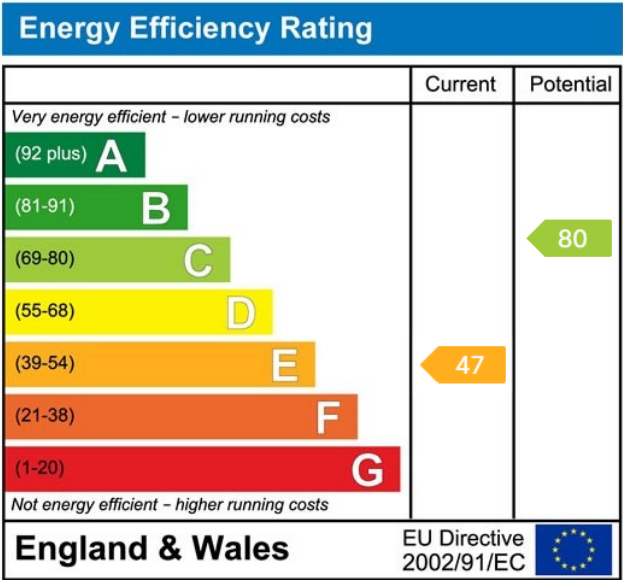
EPC: E. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





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 misuses. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- DOUBLE GLAZING & GAS CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- WHITE SUITE HOUSE BATHROOM
- NETHERTON HIGH STREET WITHIN WALKING DISTANCE
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- TWO LARGE FIRST FLOOR BEDROOMS
- TWO CHARMING RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS
- VERY WELL PRESENTED & EXTREMELY DECEPTIVE, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE



**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.