



Taylors

Bowling Green Road, Netherton, Dudley, DY2 9LZ

Offers In Region Of £240,000

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A SUPERB opportunity to acquire an INCREDIBLY SPACIOUS & DELIGHTFULLY PROPORTIONED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE with a WONDERFUL / LARGE REAR GARDEN and SUPERBLY SITUATED on a HUGE PLOT within this DESIRABLE & POPULAR RESIDENTIAL LOCATION, which has a FANTASTIC RANGE of Local Amenities & Transport Links close by. This INDIVIDUAL & WELL ARRANGED BUNGALOW is for sale with NO UPWARD CHAIN and even though now requires some COSMETIC MODERNISATION / IMPROVEMENTS, offers HUGE POTENTIAL to EXTEND (Subject to the usual planning permissions) and to CREATE a WONDERFUL PROPERTY! This UNIQUE HOME must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being IDEALLY SUITED for those wishing to DOWNSIZE, in brief comprises: Entrance / Side Porch, Reception Hallway, Spacious Rear Sitting Room with Dining Area, Fitted Kitchen, Two Well Proportioned Bedrooms & Well Appointed House Shower Room. Furthermore with Lengthy Driveway which provides AMPLE OFF ROAD PARKING, Lovely Fore Gardens, Garage, Gas Central Heating, Double Glazed Windows & Fantastic Good Sized Rear Garden.

ROOM DIMENSIONS

Entrance Porch

Hallway

Spacious Sitting Room with Dining Area - 5.99m x 4.8m (19'7" x 15'8")

Fitted Kitchen - 2.76m x 2.59m (9'0" x 8'5")

Bedroom 1 - 4.01m x 3.61m (13'1" x 11'10")

Bedroom 2 - 3.04m x 2.5m (9'11" x 8'2")

House Shower Room - 2.52m x 1.8m (8'3" x 5'10")

OUTSIDE

Driveway

Fore Garden

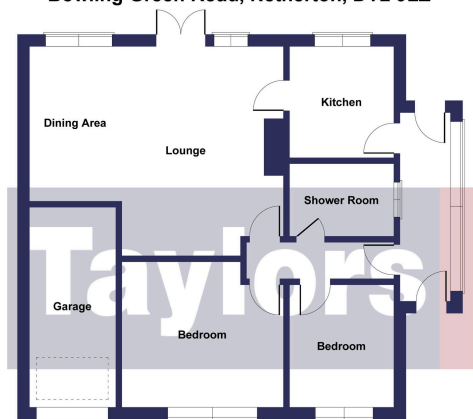
Garage

Large Rear Garden

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



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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).

- HUGE POTENTIAL TO IMPROVE
- LARGE SITTING ROOM WITH DINING AREA
- WONDERFUL & GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- TWO WELL PROPORTIONED BEDROOMS
- POSSIBILITY TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- INCREDIBLY SPACIOUS & DELIGHTFULLY PROPORTIONED, DETACHED BUNGALOW RESIDENCE
- EXTENSIVE RANGE OF AMENITIES & TRANSPORT LINKS CLOSE BY



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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