



17 Thistlegreen Road,  
Netherton, DY2 9JT

**Taylors**

# 17 Thistlegreen Road, Netherton, DY2 9JT

*IMMACULATELY PRESENTED &  
EXPENSIVELY APPOINTED, SEMI-  
DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
  - Guests Cloakroom
- Dining Kitchen - 15' 2" x 12' 1" (4.62m x 3.68m)
- Sitting Room - 15' 4" x 10' 2" (4.67m x 3.10m)
  - FIRST FLOOR
    - Landing
      - Wet Room - 5' 7" x 6' 1" (1.70m x 1.85m)
      - Bedroom 3 - 9' 6" x 6' 5" (2.89m x 1.95m)
      - Bedroom 2 - 12' 6" x 8' 6" (3.81m x 2.59m)
      - Bedroom 1 - 15' 4" x 10' 5" (4.67m x 3.17m)
    - OUTSIDE
      - Driveway
      - Garage
      - 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.

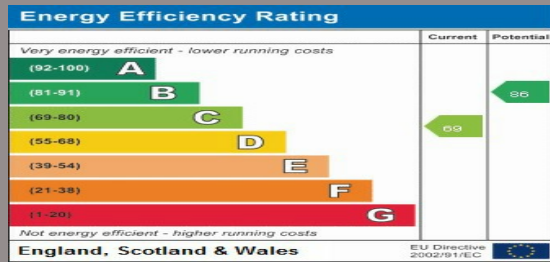


This IMMACULATELY PRESENTED & EXPENSIVELY APPOINTED, BEAUTIFULLY MAINTAINED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of AMENITIES, transport links & SCHOOLING close by, together with having Bumble Hole / Warrens Hall Nature Reserve & the local CANAL NETWORK within walking distance. This STUNNING & VERY WELL PROPORTIONED PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and combined with being PERFECTLY suited for FIRST TIME BUYERS or YOUNG FAMILIES, in brief comprises: Reception Hall, Guests Cloakroom, Stylish Sitting Room, Stunning Re-Fitted Kitchen with Dining Area & Integrated Appliances, Landing, Three Good Sized First Floor Bedrooms, Luxury Re-Appointed Wet Room, Lengthy Driveway which provides Off Road Parking, Garage & Beautifully Landscaped Rear Garden with Initial Patio Area for Alfresco Dining.  
EPC: C / Council Tax Band: B.  
BHS9828

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 himself 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 in relation to this property.





Agents contact details:  
 84 to 86 High Street,  
 BRIERLEY HILL,  
 DY5 3AW  
 t. 01384 265265  
 f.01384 480824  
 e. brierleyhill@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk



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