



68 Golden Hillock Road,
Netherton, DY2 0AQ

Taylor's

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*INCREDIBLY SPACIOUS & VERY WELL
PROPORTIONED, TRADITIONAL
STYLE, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Reception Hall
 - Guests Cloakroom
- Sitting Room - 16' 6" x 14' 0" (5.03m x 4.26m)
 - Kitchen - 16' 0" x 8' 0" (4.87m x 2.44m)
 - Utility
- Conservatory - 7' 2" x 6' 4" (2.18m x 1.93m)
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 14' 0" x 11' 8" (4.26m x 3.55m)
 - Bedroom 2 - 11' 0" x 11' 1" (3.35m x 3.38m)
 - Bedroom 3 - 10' 8" x 6' 6" (3.25m x 1.98m)
 - Shower Room - 7' 5" x 4' 7" (2.26m x 1.40m)
 - OUTSIDE
- Extensive Lawned & Tarmac Front / Side Gardens
 - Timber Constructed Garage
 - Low Maintenance 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.



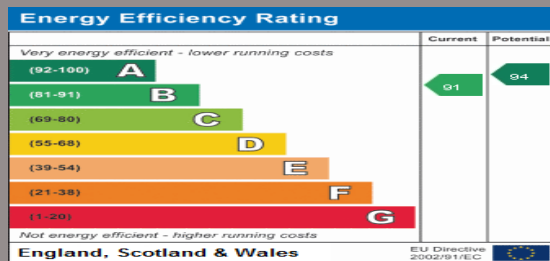
This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY SITUATED on a FANTASTIC CORNER PLOT POSITION within this SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of AMENITIES, SCHOOLING & TRANSPORT LINKS close by, along with having SALTWELLS NATURE RESERVE within close proximity. This WELL ARRANGED & MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and combined with being PERFECTLY SUITED for GROWING FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Entrance Porch, Hallway, Guests Cloakroom, Spacious Sitting Room with Dining Area, Well Fitted Kitchen, Utility, Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Modern Re-Appointed Shower Room. Furthermore with Extensive Lawned / Tarmac Frontage, Timber Constructed Garage, Low Maintenance Garden, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: B. Council Tax Band: A. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultra-fast broadband is available at this property.

BHS10024

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

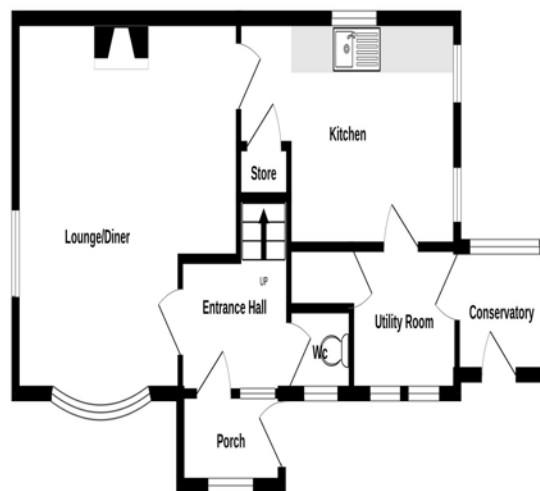


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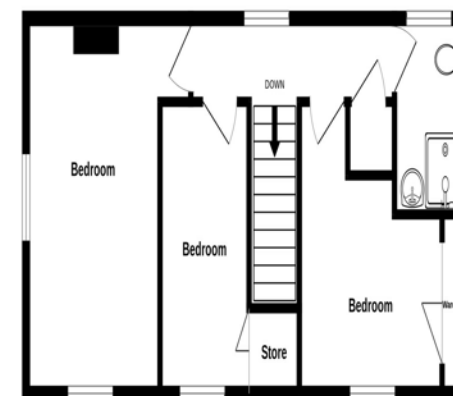
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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