



51 Leabank Road,  
Netherton, DY2 0BD

**Taylor's**



# 4 Turners Lane, Withymoor Village, DY5 2PQ

*TREMENDOUSLY SPACIOUS,  
TRADITIONAL STYLE, SEMI-DE-  
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Hall
- Sitting Room - 17' 3" x 12' 8" (5.25m x 3.86m)
  - Kitchen - 11' 6" x 10' 9" (3.50m x 3.27m)
  - Guests Cloakroom
    - Laundry
- FIRST FLOOR
  - Landing
- Bedroom 1 - 11' 2" x 10' 4" (3.40m x 3.15m)
- Bedroom 2 - 13' 9" x 11' 0" (4.19m x 3.35m)
- Bedroom 3 - 9' 7" x 7' 3" (2.92m x 2.21m)
- Bathroom - 5' 8" x 5' 4" (1.73m x 1.62m)
  - OUTSIDE
    - Fore Garden
    - Large 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.



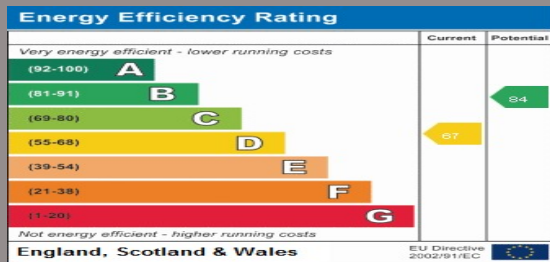
This TREMENDOUSLY SPACIOUS & MOST APPEALING, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is PLEASANTLY situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has SALTWELLS NATURE RESERVE combined with an EXCELLENT RANGE of AMENITIES, TRANSPORT LINKS & SCHOOLING close by, and furthermore encompasses a VERY WELL ARRANGED & GOOD SIZED LAYOUT of accommodation, of which is IDEALLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS. This LARGE PROPERTY is for sale with NO UPWARD CHAIN, and together with offering HUGE POTENTIAL to CREATE a WONDERFUL FAMILY HOME, in brief comprises: Entrance Hall, Dual Aspect Sitting Room, Fitted Kitchen, Laundry / Storage Area, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Bathroom. Furthermore with Large Rear Garden, Fore Garden, Gas Central Heating & Combination of Single and Double Glazed Windows. Tenure: Freehold. EPC: D. 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).

BHS10118

#### MISREPRESENTATION ACT 1967

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

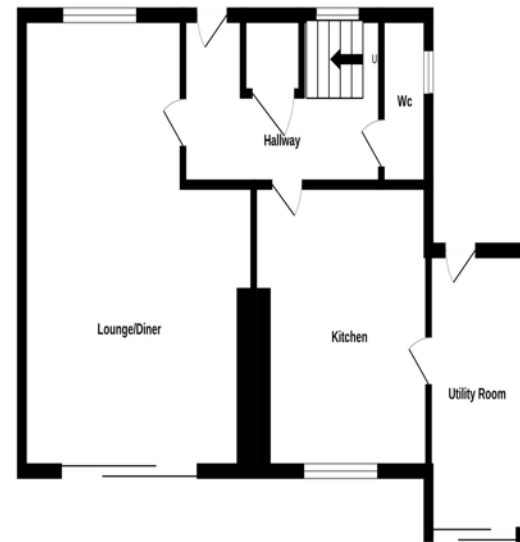
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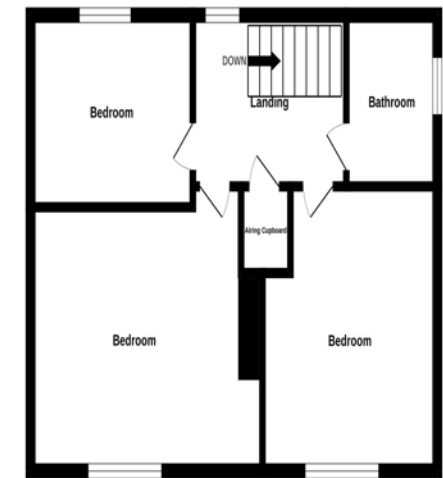
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Offices at:  
 KINGSWINFOR HALESOWEN  
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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