



60 Golden Hillock Road,
Netherton, DY2 0AQ

Taylor's

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*DECEPTIVELY SPACIOUS & NICELY
PRESENTED, TRADITIONAL STYLE,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Entrance Hallway
 - Sitting Room - 12' 6" x 12' 2" (3.81m x 3.71m)
 - Well Fitted Kitchen - 12' 6" x 8' 10" (3.81m x 2.69m)
 - Rear Hall
 - Guests Cloakroom
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 10" x 8' 2" (3.91m x 2.49m)
 - Bedroom 2 - 10' 10" x 9' 2" (3.30m x 2.79m)
 - Attractive Shower Room - 6' 11" x 5' 7" (2.11m x 1.70m)
 - OUTSIDE
 - Impressive Block Paved Driveway
 - Good Sized 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.



Best & Final Offers to be emailed to brierleyhill@taylorsestateagents.co.uk no later than 12pm on Monday 19th January along with your position, agreement in principal and proof of deposit/funds. This DECEPTIVELY SPACIOUS & NICELY PRESENTED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated on a GOOD SIZED PLOT within this POPULAR RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of AMENITIES, TRANSPORT LINKS & SCHOOLING CLOSE BY and furthermore is for sale with NO UPWARD CHAIN. This MOST APPEALING & VERY WELL ARRANGED PROPERTY is ideally suited for YOUNG FAMILIES, BUY-TO-LET INVESTORS or FIRST TIME BUYERS LOOKING to get onto the property ladder and in brief is seen the comprise: Entrance Hallway, Pleasant Sitting Room, Modern Well Fitted Kitchen, Rear Hall, Guests Cloakroom, Landing, Two Well Proportioned First Floor Bedrooms & Attractively Appointed Shower Room. Furthermore with Large / Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Good Sized Rear Garden, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: D. Council Tax Band: A. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property.
BHS9920

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR

FIRST FLOOR

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. Taylor's 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).

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. **EPC:** Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. **TENURE:** The vendors advise the property is FREEHOLD. Taylor's would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylor's have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **PROPERTY MISDESCRIPTIONS ACT 1991:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylor's branch for advice or confirmation on any points. **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 Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - 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. Taylor's 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).