



216 Saltwells Road,
Netherton, DY2 0BL

Taylor's

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*WONDERFULLY PRESENTED & THOUGHT-
FULLY EXTENDED, WELL PROPORTIONED,
END-OF-TERRACE RESIDENCE*

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Entrance Porch
 - Reception Hall
 - Dining Room - 11' 4" x 10' 9" (3.45m x 3.27m)
 - Sitting Room - 13' 0" x 11' 5" (3.96m x 3.48m)
 - Utility - 7' 4" x 5' 5" (2.23m x 1.65m)
 - Kitchen - 12' 4" x 8' 4" (3.76m x 2.54m)
 - Rear Lobby
 - Guests Cloakroom
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 4" x 11' 0" (3.45m x 3.35m)
 - Bedroom 2 - 11' 6" x 10' 9" (3.50m x 3.27m)
 - Bedroom 3 - 6' 9" x 5' 5" (2.06m x 1.65m)
 - Bathroom - 7' 5" x 5' 4" (2.26m x 1.62m)
 - OUTSIDE
 - Driveway
 - Rear Garden
- ANNEXE
 - Open Plan Lounge / Kitchen - 15' 5" x 15' 5" (4.70m x 4.70m)
 - Annexe Bedroom - 8' 9" x 8' 5" (2.66m x 2.56m)
 - Shower Room - 6' 3" x 6' 0" (1.90m x 1.83m)
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

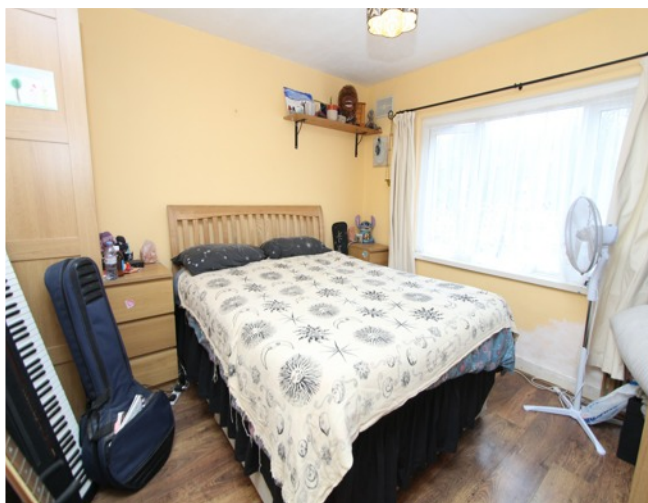
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

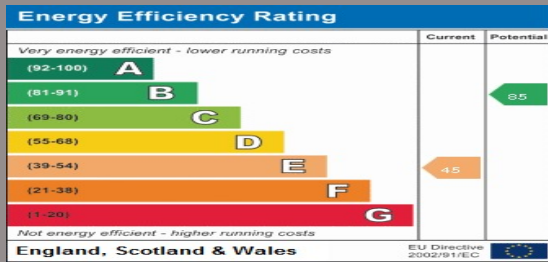


A TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, END-OF-TERRACE RESIDENCE WITH DETACHED SELF CONTAINED ANNEXE, superbly PRESENTED THROUGHOUT and PERFECTLY SUITED for GROWING FAMILIES with ELDER / YOUNGER DEPENDANTS. This VERY WELL PRESENTED PROPERTY is WONDERFULLY SITUATED within this ESTABLISHED RESIDENTIAL LOCATION, and combined with having SALTWELLS NATURE RESERVE & MUSHROOM GREEN CONSERVATION AREA within walking distance, has an EXTENSIVE RANGE of SCHOOLING, TRANSPORT LINKS & AMENITIES (such as Merry Hill Shopping Complex) close by. An early viewing is ESSENTIAL if to appreciate this UNIQUE & VERY WELL MAINTAINED PROPERTY which encompasses a NICELY PROPORTIONED & MOST APPEALING, DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT of accommodation, and in brief, the MAIN residence of the property is seen to comprise: Entrance Porch, Reception Hall, Two Charming Reception Rooms, Useful Utility, Modern Well Fitted Kitchen, Rear Lobby, Guests Cloakroom, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Bathroom. Furthermore this WONDERFUL & BAY FRONTED PROPERTY has a DRIVEWAY which provides OFF ROAD PARKING & a Lovely Rear Garden which EXTENDS to the REAR BOUNDARY where the PROPERTY'S SELF CONTAINED DETACHED ANNEXE is located. The ANNEXE has a HUGE POTENTIAL for a VARIETY of DIFFERENT USES (such as HOME OFFICE / GYM) but is currently used as a SELF CONTAINED ONE BEDROOM ANNEXE which is ideally suited for YOUNGER or ELDER DEPENDANTS. The ANNEXE is SUPERBLY PRESENTED THROUGHOUT and encompasses DOUBLE GLAZING, GORGEOUS OPEN LOUNGE / KITCHEN AREA, BEDROOM & MODERN SHOWER ROOM. Tenure: Freehold. EPC: TBC / Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. BHS9953

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.





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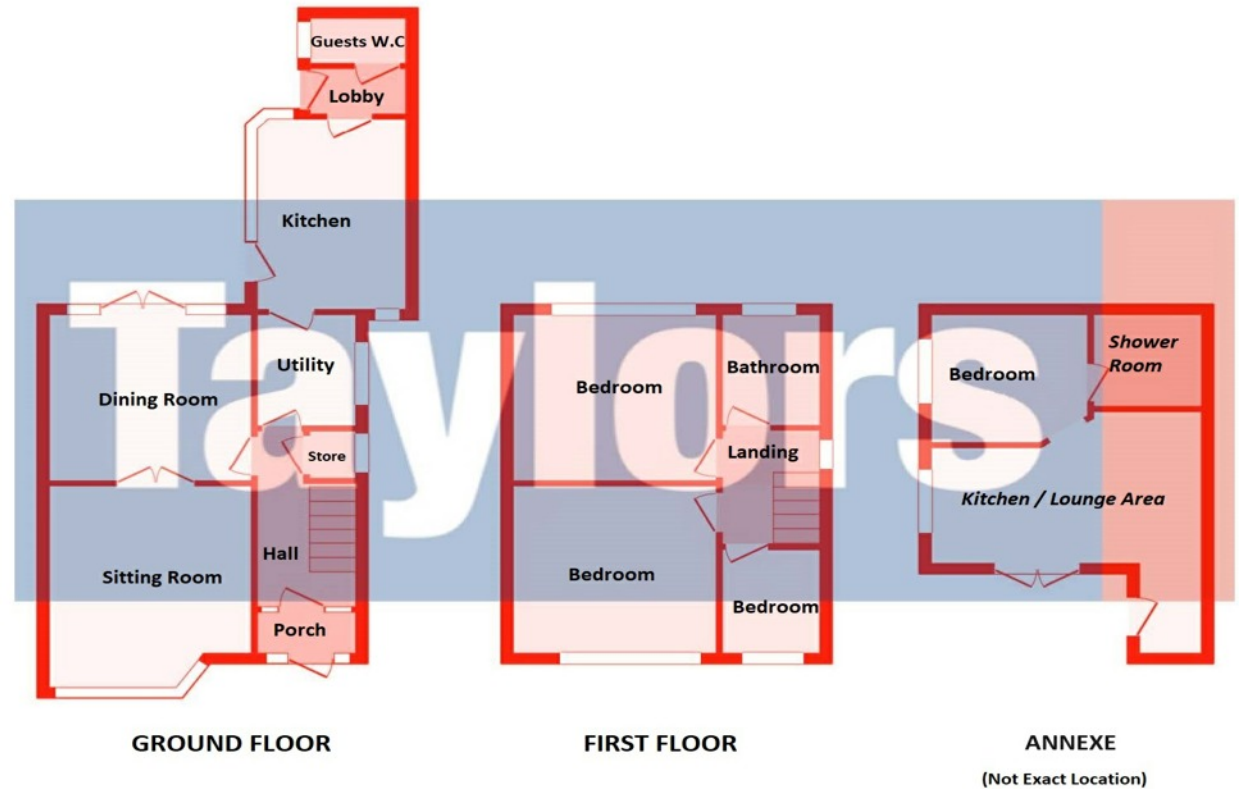
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GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, 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).