



21 Bell Road,
Netherton, DY2 0NH

Taylor's

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*STUNNING, DOUBLE FRONTED,
PERIOD STYLE, END-OF-TERRACE
HOME*

ROOM DIMENSIONS

- GROUND FLOOR
- Entrance Hallway
- Attractive Sitting Room - 12' 7" x 10' 10"
(3.83m x 3.30m)
- Separate Dining Room / Further Reception
Room - 12' 9" x 11' 6" (3.88m x 3.50m)
- Modern Well Fitted Kitchen with Extended
Dining Area - 18' 2" x 15' 7" (5.53m x 4.75m)
- Well Appointed House Shower Room - 8' 7"
x 3' 7" (2.61m x 1.09m)

FIRST FLOOR

- Landing
- Bedroom 1 - 12' 10" x 9' 9" (3.91m x 2.97m)
- En-Suite Shower Room - 6' 1" x 5' 4" (1.85m
x 1.62m)
- Bedroom 2 - 14' 0" x 12' 4" (4.26m x 3.76m)
- Bedroom 3 - 9' 0" x 8' 4" (2.74m x 2.54m)

OUTSIDE

Lovely & Secluded Rear Garden

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 STUNNING, BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, DOUBLE FRONTED, THREE BEDROOM, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE WITH OFF ROAD PARKING FOR A SMALL VEHICLE oozes CHARACTER and CHARM throughout and furthermore offers a WONDERFUL & UNIQUE opportunity for FIRST TIME BUYERS or YOUNG FAMILIES to purchase a SPACIOUS, VICTORIAN STYLE PROPERTY with a MODERN DECOR throughout. This SUPERB PROPERTY has a fantastic range of POPULAR SCHOOLING & LOCAL AMENITIES such as NETHERTON HIGH STREET & MERRY HILL SHOPPING COMPLEX close by and in brief comprises: Entrance Hall, Attractive Sitting Room, Separate Dining Room/ Further Living Room, STUNNING WELL FITTED KITCHEN with Extended Dining Area & Sky Lantern, Modern Well Appointed House Shower Room & Three Well Proportioned First Floor Bedrooms (Master Bedroom with Luxury En-Suite Shower Room). Partially boarded loft space also available with electricity and Loft Ladder. Furthermore with Double Glazing, Gas Central Heating and a LOVELY COTTAGE STYLE GARDEN with a secluded patio area for alfresco dining. Includes additional double door entry to the front of the property which could potentially offer good storage or off-road parking for a small vehicle, (prospective purchasers should investigate, due to the narrow width). (Tenure: Freehold. EPC: E. 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).

BHS10222

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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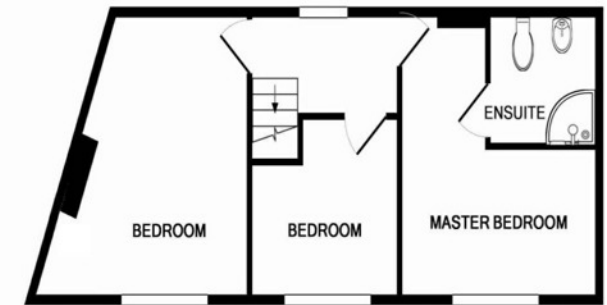
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Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

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