



Taylor's

Park Road, NETHERTON, Dudley.

Offers In Region Of £165,000

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This **DECEPTIVELY SPACIOUS & VERY WELL PROPORTIONED, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE** has **OFF ROAD PARKING** to the rear and is situated within this **POPULAR RESIDENTIAL LOCATION**, which has **NETHERTON village** combined with an excellent range of **LOCAL AMENITIES & TRANSPORT LINKS** close by. This **WELL ARRANGED & NICELY PRESENTED PROPERTY** is **PERFECTLY** suited for **YOUNG FAMILIES** or **FIRST TIME BUYERS** looking to get onto the property ladder.

ROOM DIMENSIONS

GROUND FLOOR

Reception Room 1 - 13' 5" x 11' 8" (4.09m x 3.55m)

(Measurements taken at widest available points)

Reception Room 2 - 13' 3" x 12' 2" (4.04m x 3.71m)

(Measurements taken at widest available points)

Breakfast Kitchen - 15' 8" x 8' 3" (4.77m x 2.51m)

(Measurements taken at widest available points)

Bathroom - 7' 8" x 7' 8" (2.34m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1 - 11' 9" x 11' 9" (3.58m x 3.58m)

(Measurements taken at widest available points)

Bedroom 2 - 12' 3" x 10' 2" (3.73m x 3.10m)

Jack and Jill Shower Room

LOFT

Loft Space - 19' 3" x 12' 1" (5.86m x 3.68m)

OUTSIDE

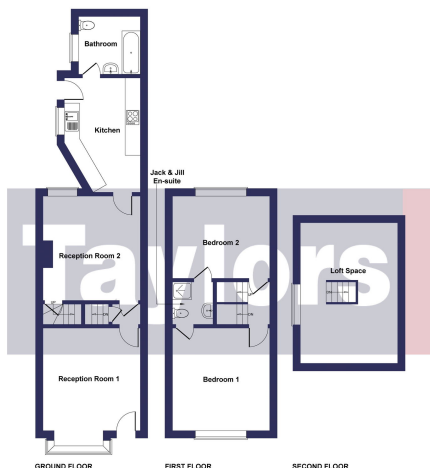
Off Road Parking

Rear Garden

EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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). According to gov.uk, there is a medium - very low Risk of yearly flooding. **Tenure:** Freehold.

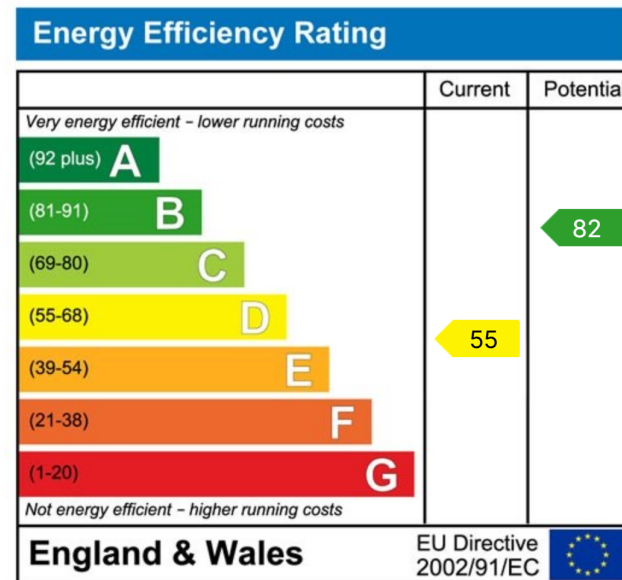


Park Road Netherton Dudley DY2 9DD



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- DECEPTIVELY SPACIOUS, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE
- TWO LARGE RECEPTION ROOMS
- OFF ROAD PARKING
- STUNNING RE-APPOINTED "JACK & JILL" FIRST FLOOR SHOWER ROOM
- SPACIOUS BREAKFAST KITCHEN
- GOOD SIZED & VERSATILE LOFT SPACE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO DOUBLE FIRST FLOOR BEDROOMS
- WELL APPOINTED GROUND FLOOR BATHROOM
- POPULAR RESIDENTIAL LOCATION



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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 Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.