



**Taylor's**



# Castleton Street, NETHERTON, Dudley.

2 1 1





This BEAUTIFULLY PROPORTIONED & THOUGHTFULLY ENLARGED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has NETHERTON VILLAGE along with a host of LOCAL AMENITIES & TRANSPORT LINKS close by, and furthermore encompasses a DECEPTIVELY SPACIOUS & WELL ARRANGED layout of accommodation, of which is PERFECTLY SUITED for those wishing to DOWNSIZE. This MOST APPEALING PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated.

## ROOM DIMENSIONS

### Reception Hall

**Spacious Sitting Room** - 6.1m x 3.35m (20'0" x 11'0")

(measurements taken at widest available points)

**Fitted Kitchen** - 3.43m x 2.69m (11'3" x 8'10")

(measurements taken at widest available points)

**Conservatory / Sun Room** - 3.35m x 3.07m (11'0" x 10'1")

(measurements taken at widest available points)

**Bedroom 1** - 4.34m x 3.07m (14'3" x 10'1")

(measurements taken at widest available points)

**Bedroom 2** - 3.18m x 2.82m (10'5" x 9'3")

(measurements taken at widest available points)

**House Wet Room** - 2.49m x 1.68m (8'2" x 5'6")

(measurements taken at widest available points)

## FURTHERMORE WITH

### Driveway

### Garage Store

### Laundry

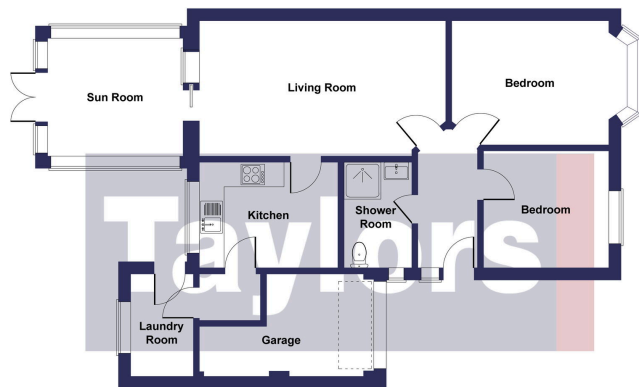
### Astro Turf Rear Garden

EPC: C. Council Tax Band: C. 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). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





Castleton Street, Netherton, DY2 0LU



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. Taylors 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).



- BEAUTIFULLY PROPORTIONED & THOUGHTFULLY ENLARGED
- TWO GOOD SIZED BEDROOMS
- SPACIOUS SITTING ROOM & DELIGHTFUL CONSERVATORY / SUN ROOM
- WELL APPOINTED WET ROOM
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- EARLY VIEWING ESSENTIAL
- NETHERTON VILLAGE WITHIN WALKING DISTANCE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- WONDERFUL & LOW MAINTENANCE ASTRO TURF REAR GARDEN
- EXTENSIVE RANGE OF LOCAL AMENITIES & TRANSPORT LINKS CLOSE BY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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