Bloore King & Kavanagh
Sales & Lettings









17 Taylor Road

Netherton, DY2 9NE

Offers In The Region Of £179,950

The Property
OFFERED WITH NO UPWARD CHAIN. An ideal purchase for a first time buyer or buy2let investor.

A two bedroom terraced property which benefits from gas central heating, double glazing and briefly comprises: entrance hall, spacious lounge, kitchen, rear lobby, downstairs WC, two good size bedrooms and bathroom.

To the front is a walled garden with pathway leading to the front door and to the rear is a fully enclosed garden with patio, gravelled area, further decked seating and planting. NO CHAIN.

EPC - D / CT Band A

Location
The property is situated on the outskirts of Netherton, Old Hill and Cradley Heath. There are plenty of shops, schools and local amenities close by and the transport link in the area are excellent. The property is just minutes away from Mousesweet Brook and Ashtree Mound Open Space public park community green space is close by.

Entrance Hall
Stairs rise to the first floor.

Lounge
Bow window to the front. Electric fire with surround.

Kitchen
A range of eye and low level units incorporating sink and drainer, integrated electric hob with extractor over and integrated oven beneath. Plumbing and space for a washing machine. Window to the rear.

Rear Hall
Door leads to the garden

Downstairs WC
WC

Landing
Access to loft space.

Bedroom One
Two windows to the front. Built in wardrobes. Overstairs cupboard housing boiler.

Bedroom Two
Window to the rear. Built in wardrobes.

Bathroom
A three piece suite comprising: panelled bath with shower over, low level WC and pedestal wash hand basin. Window to the rear.









Outside

Front: A walled garden with pathway leading to the front door.

Rear: A fully enclosed garden with patio, gravelled area and further wooden decked seating area to the rear.

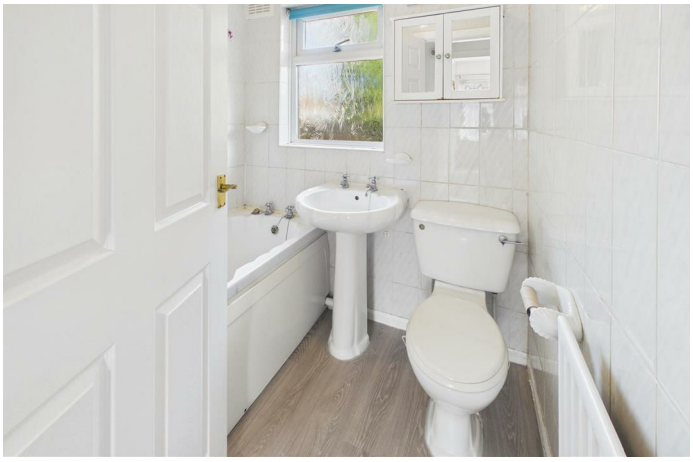
Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

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. B K and K 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. CONSUMER PROTECTION REGULATIONS 2008: 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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.











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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements