



EDEN MIDCALF
— SALES & LETTINGS —

£207,500
Bottle Kiln Rise
Brierley Hill, DY5 2WE

PROPERTY SUMMARY

A beautifully presented two bedroom modern terraced house constructed in 2016 and enjoying a convenient cul-de-sac position in Brierley Hill. A former show home, the property is located within walking distance of town amenities and offers an attractively appointed layout that is "ready to move into". The property also includes the remainder of the NHBC builder's warranty, off-road parking for two cars and a pleasant patio/lawn rear garden. Available with no upward chain.

2



1



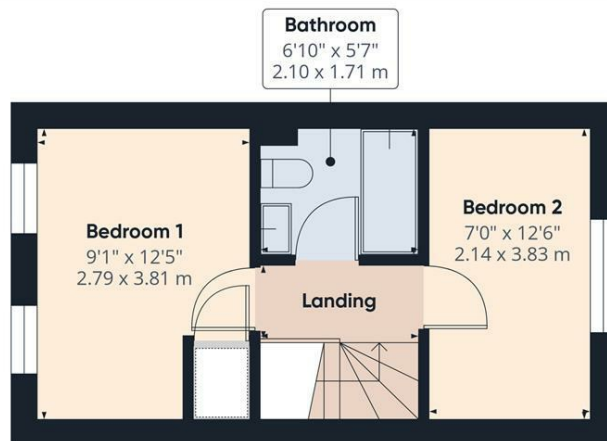
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
548 ft²
50.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY
Dudley Metropolitan Borough Council

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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