



23 Hern Road,
Brierley Hill, DY5 2PN

Taylor's

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BEAUTIFULLY MODERNISED & EXPENSIVELY APPOINTED, MODERN STYLE, SEMI-DETACHED RESIDENCE

- ROOM DIMENSIONS
- GROUND FLOOR
 - Porch
- Sitting Room - 16' 6" x 13' 5" (5.03m x 4.09m)
- Dining Kitchen - 13' 4" x 10' 0" (4.06m x 3.05m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 4" x 8' 9" (4.06m x 2.66m)
 - Bedroom 2 - 11' 3" x 6' 9" (3.43m x 2.06m)
 - Bedroom 3 - 7' 9" x 6' 1" (2.36m x 1.85m)
 - Bathroom - 7' 4" x 5' 8" (2.23m x 1.73m)
- OUTSIDE
 - Driveway
 - Rear Garden
- ALL 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.



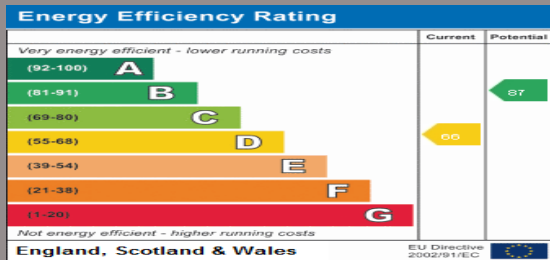
This BEAUTIFULLY MODERNISED & EXPENSIVELY APPOINTED, MODERN STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE has been COMPREHENSIVELY REFURBISHED & WONDERFULLY IMPROVED by the current vendors and is situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has PETERS HILL PRIMARY SCHOOL close by, combined with having LOVELY DISTANT VIEWS to the front. This VERY WELL PROPORTIONED & STYLISHLY DECORATED PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and together with being PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Entrance Porch, Attractive & Spacious Living Room, Stunning Re-Fitted Kitchen with Integrated Appliances & Dining Area, Landing, Three First Floor Bedrooms, Luxury Re-Appointed House Bathroom, Driveway which provides OFF ROAD PARKING & Very Well Landscaped AND Secluded Rear Garden. EPC: D / Council Tax Band: B. Agents Note - the property will be FREEHOLD upon completion but is currently leasehold.

BHS9747

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 himself 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 in relation to this property.





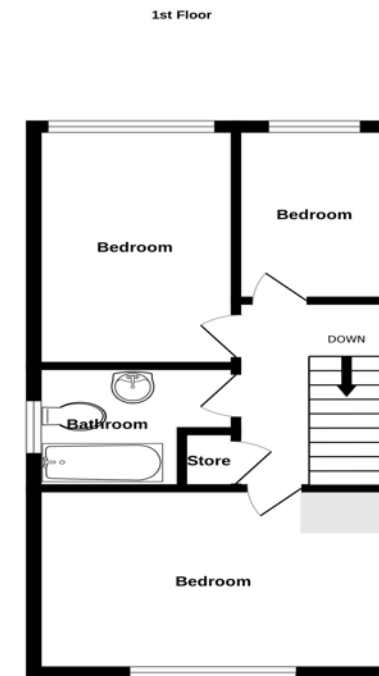
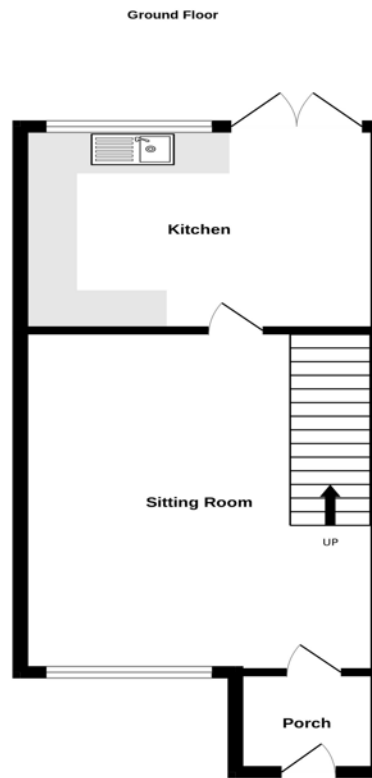
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Hern Rd, Dy5

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