



17 Caledonia,  
Brierley Hill, DY5 2LF

**Taylor's**



# 17 Caledonia, Brierley Hill, DY5 2LF

*INCREDIBLY SPACIOUS, DOUBLE  
FRONTED, DETACHED, DORMER  
STYLE BUNGALOW RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Reception Hall
    - Dual Aspect Sitting Room - 24' 1" x 11' 10" (7.34m x 3.60m)
  - Modern Wet Room - 7' 5" x 6' 2" (2.26m x 1.88m)
  - Fitted Kitchen - 11' 4" x 10' 0" (3.45m x 3.05m)
    - Utility Room - 8' 2" x 7' 2" (2.49m x 2.18m)
    - Bedroom 1 - 12' 2" x 12' 0" (3.71m x 3.65m)
  - FIRST FLOOR
    - Landing
    - Bedroom 2 - 11' 5" x 7' 5" (3.48m x 2.26m)
    - Bedroom 3 - 11' 5" x 7' 4" (3.48m x 2.23m)
  - OUTSIDE
    - Driveway
    - Garage - 16' 9" x 9' 3" (5.10m x 2.82m)
    - Good Sized 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.



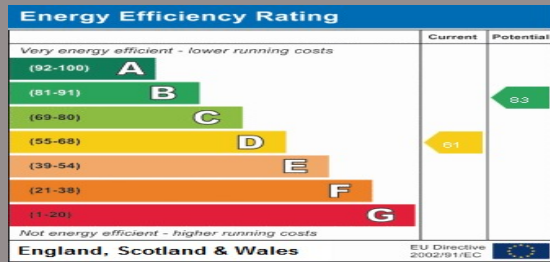


This INCREDIBLY SPACIOUS & EXTREMELY WELL PROPORTIONED, DOUBLE FRONTED, THREE BEDROOM, DETACHED, DORMER STYLE BUNGALOW RESIDENCE is situated within this ESTABLISHED RESIDENTIAL LOCATION, which is closely located to both Brierley Hill & Stourbridge Town Centres, combined with an EXTENSIVE RANGE of AMENITIES, TRANSPORT LINKS & SCHOOLING and even though now requires some COSMETIC MODERNISATION, offers HUGE POTENTIAL to create a TRULY WONDERFUL PROPERTY. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and in brief comprises: Spacious Reception Hall, Dual Aspect Sitting Room with Dining Area, Fitted Kitchen, Useful Utility Room, Modern Wet Room & Three Good Sized Bedrooms (One on the Ground Floor & Two to the First Floor). Furthermore with Double Glazing, Gas Central Heating, Good Sized Driveway with Adjoining Lawned Fore Garden, Large Garage & Wonderful Rear Garden Aspect. Tenure: Freehold. EPC: D/ 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: Brick. BHS9948

MISREPRESENTATION ACT 1967

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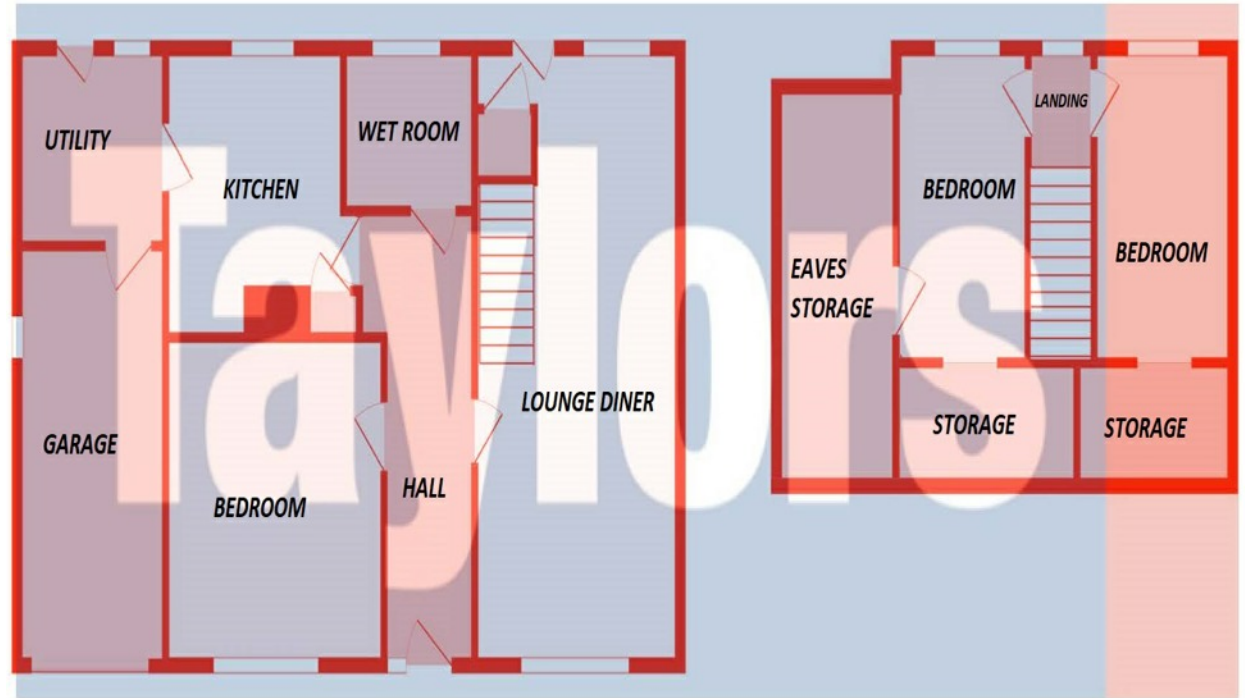
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# Taylor's

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**KINGSWINFORM HALESOWEN**  
**STOURBRIDGE BRIERLEY HILL SEDGLEY**



GROUND FLOOR

FIRST FLOOR

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. Taylor's 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).

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