



11 Shearwater Drive,  
Brierley Hill, DY5 2RD

**Taylor's**



# 11 Shearwater Drive, Brierley Hill, DY5 2RD

*ATTRACTIVELY MAINTAINED &  
VERY WELL PROPORTIONED, DE-  
TACHED BUNGALOW RESIDENCE*

- ROOM DIMENSIONS
- Entrance Porch / Hall
- Spacious Sitting Room - 18' 5" x 11' 7"  
(5.61m x 3.53m)
  - Inner Hall
- Modern Well Fitted Kitchen - 12' 9" x 9' 2"  
(3.88m x 2.79m)
- Bedroom 1 - 10' 2" x 9' 9" (3.10m x 2.97m)
- Bedroom 2 - 10' 0" x 7' 10" (3.05m x 2.39m)
- Shower Room - 7' 11" x 5' 6" (2.41m x 1.68m)
  - OUTSIDE
  - Driveway
  - Side Gardens
  - Garage
  - Secluded Rear Garden
- ALL MEASUREMENTS TAKEN AT WID-  
EST 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.





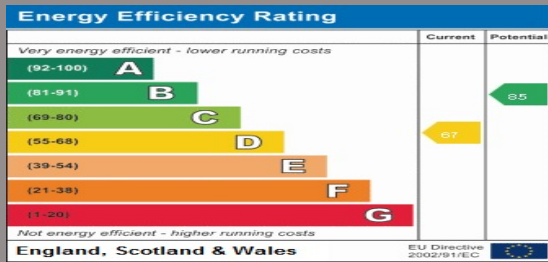
This ATTRACTIVELY MAINTAINED & VERY WELL PROPORTIONED, TWO BED-ROOM, DETACHED BUNGALOW RESIDENCE enjoys a FANTASTIC CORNER PLOT POSITION within this HUGELY SOUGHT AFTER RESIDENTIAL LOCATION and furthermore offers those wishing to downsize an EXCITING OPPORTUNITY to purchase a LOVELY & MOST APPEALING BUNGALOW with both DOUBLE GLAZING & GAS CENTRAL HEATING. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN and combined with having an EXCELLENT RANGE OF AMENITIES & TRANSPORT LINKS close by, in brief comprises: Entrance Hall / Porch, Spacious Sitting Room, Modern Well Fitted Breakfast Kitchen, Inner Hall, Two Bedrooms (Master with Fantastic Range of Fitted Wardrobes) & House Shower Room. Furthermore with Driveway, Garage, Side Gardens & Secluded Rear Garden. Tenure: Freehold. EPC: D. Council Tax Band: C. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

**BHS10022**

MISREPRESENTATION ACT 1967

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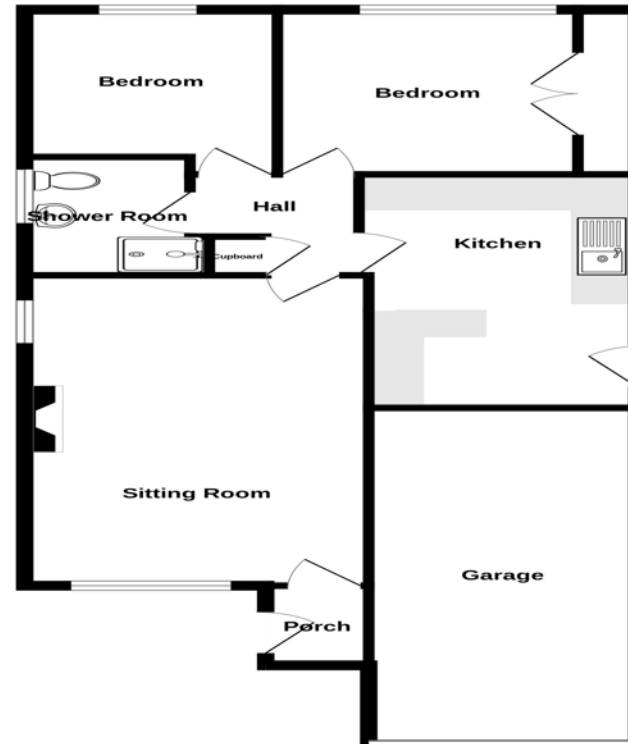


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Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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