



28 Bent Street,
Brierley Hill, DY5 1RB

Taylor's

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STUNNING & BEAUTIFULLY PRE- SENTED, VICTORIAN STYLE, MID-TERRACE RESIDENCE

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Impressive Reception Hall
- Attractive Bay Fronted Sitting Room - 14' 8" x 12' 0" (4.47m x 3.65m)
- Play Room / Further Reception Room - 12' 9" x 12' 6" (3.88m x 3.81m)
 - Useful Utility Area - 6' 8" x 6' 6" (2.03m x 1.98m)
- Spacious & Well Fitted Kitchen with Dining Area - 18' 4" x 9' 0" (5.58m x 2.74m)
 - Guests Cloakroom / W.C
- FIRST FLOOR
 - Large Landing (with access to a Good Sized Loft)
 - Bedroom 1 - 13' 1" x 12' 0" (3.98m x 3.65m)
 - Bedroom 2 - 12' 10" x 12' 2" (3.91m x 3.71m)
 - Bedroom 3 - 12' 9" x 6' 9" (3.88m x 2.06m)
- Well Appointed House Bathroom - 9' 1" x 5' 9" (2.77m x 1.75m)
 - OUTSIDE
 - Tarmac & Lengthy Frontage (No Dropped Kerb)
 - Lovely 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.

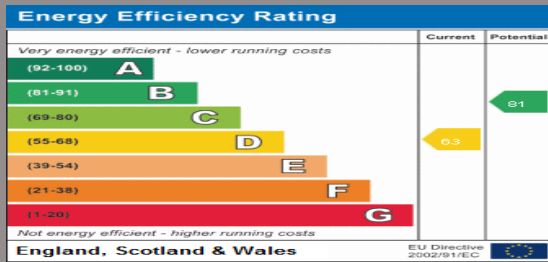


A STUNNING & BEAUTIFULLY PRESENTED, THREE BEDROOM, VICTORIAN STYLE, MID-TERRACE RESIDENCE oozing CHARACTER & CHARM throughout, yet with a TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED LAYOUT. This GORGEOUS PROPERTY has maintained many of its ORIGINAL FEATURES and together with being PERFECTLY SUITED for GROWING FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder, has an EXTENSIVE RANGE of TRANSPORT LINKS, POPULAR SCHOOLING & LOCAL AMENITIES such as Merry Hill Shopping Complex, Brierley Hill High Street & Russells Hall Hospital close by. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which together with being DOUBLE GLAZED & GAS CENTRALLY HEATED throughout, in brief comprises: Impressive Reception Hall, Stylishly Decorated Bay Fronted Sitting Room, Attractive Further Reception Room which is currently used as a Play Room but could alternatively be used as a Separate Dining Room or Further Living Room, Spacious & Modern Kitchen with Dining Area, Useful Utility Area, Guests Cloakroom / W.C, Large Landing with access to a Good Sized Loft, Three HUGE & Nicely Decorated First Floor Bedrooms & Well Appointed House Bathroom. Furthermore with Tarmac Frontage (no dropped kerb) & Lovely Rear Garden with Initial Patio Area for Al-fresco Dining. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Of-com (the office of communications), standard, super-fast & ultrafast broadband is available at this property. BHS10034

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.





Agents contact details:

84 to 86 High Street,
BRIERLEY HILL,
DY5 3AW

t. 01384 265265

f.01384 480824

e. brierleyhill@taylorsestateagents.co.uk

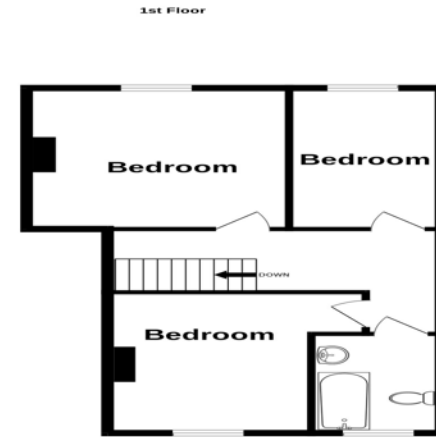
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