



40a The Goss,  
Brierley Hill, DY5 2TS

**Taylor's**

# 40a The Goss, Brierley Hill, DY5 2TS

*INDIVIDUALLY DESIGNED & BEAUTIFULLY PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, DETACHED RESIDENCE*

## ROOM DIMENSIONS

- GROUND FLOOR
  - Reception Hall
  - Spacious & Attractive Sitting Room  
26' 2" x 12' 5" (7.97m x 3.78m)
  - Well Appointed Ground Floor Wet Room
    - Modern Re-Fitted Kitchen  
11' 9" x 8' 2" (3.58m x 2.49m)
  - Separate Dining Room / Further Reception Room  
8' 7" x 13' 6" (2.61m x 4.11m)
    - Large Storage Room  
6' 1" x 13' 7" (1.85m x 4.14m)
- FIRST FLOOR
  - Landing
    - Bedroom 1  
12' 5" x 11' 9" (3.78m x 3.58m)
    - Bedroom 2  
9' 9" x 11' 7" (2.97m x 3.53m)
    - Bedroom 3  
8' 4" x 7' 9" (2.54m x 2.36m)
  - Beautifully Re-Appointed House Bathroom  
10' 3" x 8' 1" (3.12m x 2.46m)

## OUTSIDE

**ALL MEASUREMENTS TAKEN AT WIDEST**

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.



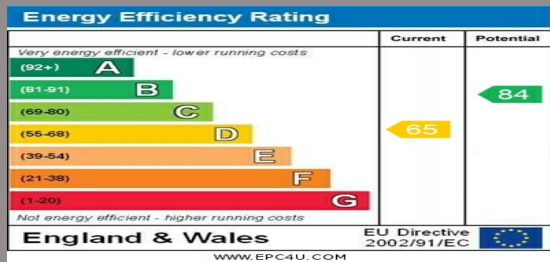
This INDIVIDUALLY DESIGNED & BEAUTIFULLY PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, DETACHED RESIDENCE enjoys a SECLUDED & PICTURESQUE SETTING within this SOUGHT AFTER residential location and furthermore encompasses a COMPREHENSIVELY MODERNISED & SUCCESSFULLY REFURBISHED layout of accommodation, together with being for sale with NO UPWARD CHAIN. This SPLENDID & CHARACTERFUL PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and combined with having LOVELY FRONTAL VIEWS overlooking BEAUTIFUL "green / wooded land", has an ABUNDANCE of POPULAR SCHOOLING, local amenities (such as Merry Hill Shopping Complex) & nearby CANAL SIDE WALKS close by. This SUPERB HOME is PERFECTLY suited for GROWING FAMILIES seeking a TRULY WONDERFUL FOREVER HOME, and together with having FANTASTIC POTENTIAL to EXTEND & IMPROVE further (subject to the usual planning permissions), in brief comprises: Reception Hall, Spacious & Attractive Sitting Room, Separate Dining Room / Further Reception Room, Modern Re-Fitted Kitchen, Large Storage Room (Potential for Office Space), Well Appointed Ground Floor Wet Room, Landing, Three Large First Floor Bedrooms & Beautifully Re-Appointed House Bathroom. Furthermore with Large Frontage with Lawned Foregarden & Driveway which provides OFF ROAD PARKING, Garage & Wonderful / Secluded Rear Garden. Tenure: Freehold. EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).

BHS10184

MISREPRESENTATION ACT 1967

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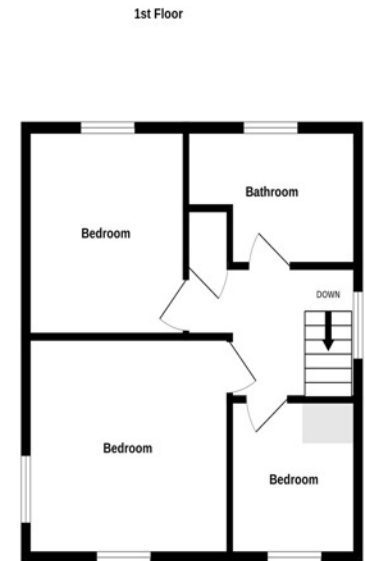
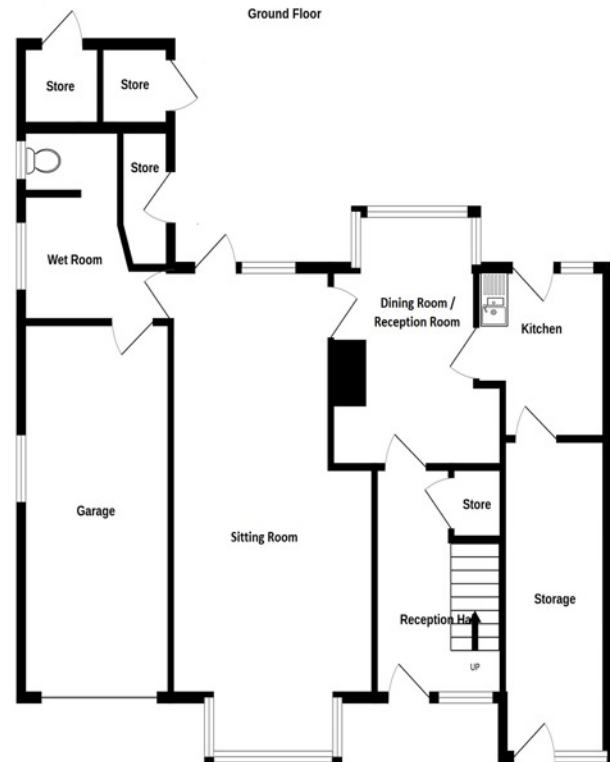
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# Taylor's

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