



39 Brythill Drive,
Brierley Hill, DY5 3LU

Taylor's

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*Modern style home with Two
allocated parking spaces*

- ROOM DIMENSIONS
 - Hall
 - Cloakroom with w.c
- Living Room - 18' 4" x 9' 11" (5.58m x 3.02m)
- Kitchen diner - 16' 2" x 13' 5" (4.92m x 4.09m)
 - First Floor Landing
- Bedroom One - 13' 9" x 9' 5" (4.19m x 2.87m)
- En suite shower room - 6' 11" x 5' 0" (2.11m x 1.52m)
- Bedroom Two - 11' 1" x 6' 3" (3.38m x 1.90m)
- Bedroom Three - 7' 9" x 6' 8" (2.36m x 2.03m)
 - Family Bathroom
- Two allocated parking spaces
 - Rear garden

Measurements taken at widest 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 BEAUTIFULLY PRESENTED
THREE Bedroom semi detached
Home. Enjoying this PLEASANT position overlooking the Canal, MODERN and RECENTLY CONSTRUCTED by Taylor Wimpey. Having double glazing and gas central heating, comprising; Hall, Cloakroom with w.c, Living room, Kitchen diner, First floor landing, Three bedrooms with Master bedroom having En suite shower room and House Bathroom. Outside with Low maintenance rear garden and Two allocated parking spaces. EPC: C All main services connected.**

Broadband/mobile coverage://checker.ofcom.org.uk/engb/broadband-coverage.

Council Tax band C

Construction -Brick built with Tiled Roof

**Flood Risk - Surface Water -Very Low
Rivers and Seas - Very Low
BHS10260**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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SEDGLEY



GROUND FLOOR



1ST FLOOR

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