



**Taylors**



## John Street, BRIERLEY HILL.

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This INCREDIBLY SPACIOUS & SUPERBLY PRESENTED, VICTORIAN STYLE, TWO BEDROOM, END-OF-TERRACE RESIDENCE is wonderfully situated within this HUGELY POPULAR RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX, Brierley Hill High Street & Russells Hall Hospital close by, and furthermore encompasses a CHARACTERFUL & CHARMING layout of accommodation, of which is ATTRACTIVELY DECORATED & VERY WELL MAINTAINED throughout. This GOOD SIZED PERIOD STYLE PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated & together with being IDEALLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder OR INVESTORS seeking an astute buy-to-let investment.

## ROOM DIMENSIONS

### GROUND FLOOR

**Attractive Sitting Room** - 4.29m x 3.66m (14'1" x 12'0")

(measurements taken at widest available points)

**Pleasant Dining Room** - 3.68m x 3.66m (12'1" x 12'0")

(measurements taken at widest available points)

**Spacious Well Fitted Kitchen** - 6.17m x 2.29m (20'3" x 7'6")

(measurements taken at widest available points)

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.66m x 3.61m (12'0" x 11'10")

(measurements taken at widest available points)

**Bedroom 2** - 3.58m x 2.69m (11'9" x 8'10")

(measurements taken at widest available points)

**Well Appointed Four Piece Suite House Bathroom** - 3.96m x 2.21m (13'0" x 7'3")

(measurements taken at widest available points)

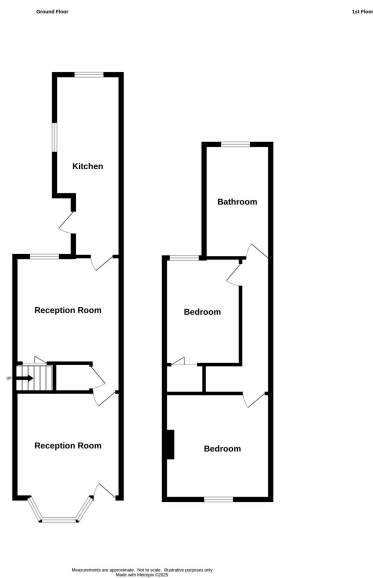
### OUTSIDE

#### Lovely Cottage Style Rear Garden

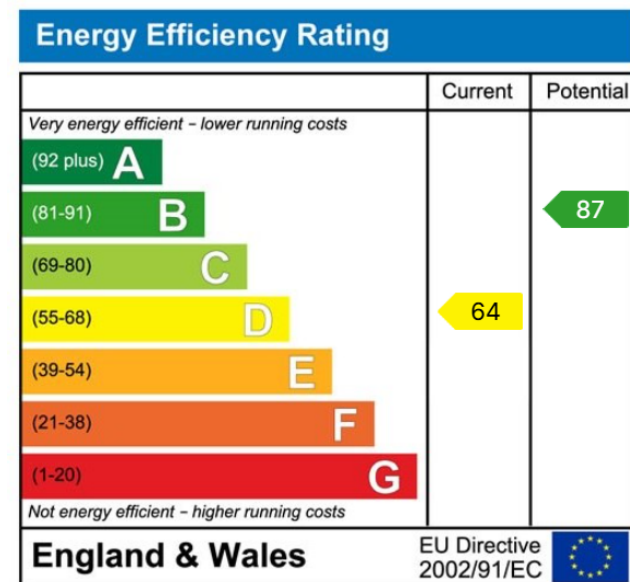
EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.







- INCREDIBLY SPACIOUS & SUPERBLY PRESENTED, VICTORIAN STYLE PROPERTY
- TWO NICELY DECORATED & SPACIOUS RECEPTION ROOMS
- LOVELY COTTAGE STYLE REAR GARDEN
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- CHARMING & CHARACTERFUL LAYOUT
- LARGE WELL FITTED KITCHEN
- WELL APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- DOUBLE GLAZING & GAS CENTRAL HEATING



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