



**Taylors**



## Eskdale Walk, LAKESIDE, Brierley Hill.

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Beautifully situated on this LARGE & ENVIABLE PLOT within this EXCLUSIVE & ADMIRABLE close, located within the EXTREMELY SOUGHT AFTER & DESIRABLE AREA of LAKESIDE, is this SUPERBLY PRESENTED & INCREDIBLY SPACIOUS, VERY WELL PROPORTIONED, FOUR BEDROOM, EXECUTIVE, DETACHED RESIDENCE. This WELL MAINTAINED PROPERTY would make a WONDERFUL FAMILY HOME and combined with having an EXTENSIVE RANGE of QUALITY LOCAL SCHOOLING & LOCAL AMENITIES close by, must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Porch

Impressive Hallway

Guests Cloakroom / W.C

Stylish Through Lounge - 5.72m x 3.45m (18'9" x 11'4")

Separate Dining Room - 2.97m x 2.9m (9'9" x 9'6")

Modern Well Fitted Dining Kitchen - 5.21m x 2.69m (17'1" x 8'10")

### FIRST FLOOR

Landing

Bedroom 1 - 3.56m x 3.45m (11'8" x 11'4")

Bedroom 2 - 3.56m x 2.95m (11'8" x 9'8")

Bedroom 3 - 3.45m x 2.08m (11'4" x 6'10")

Bedroom 4 - 2.95m x 2.16m (9'8" x 7'1")

Luxury Four Piece Suite Bathroom - 3.12m x 2.13m (10'3" x 7'0")

(measurements taken at widest available points)

### OUTSIDE

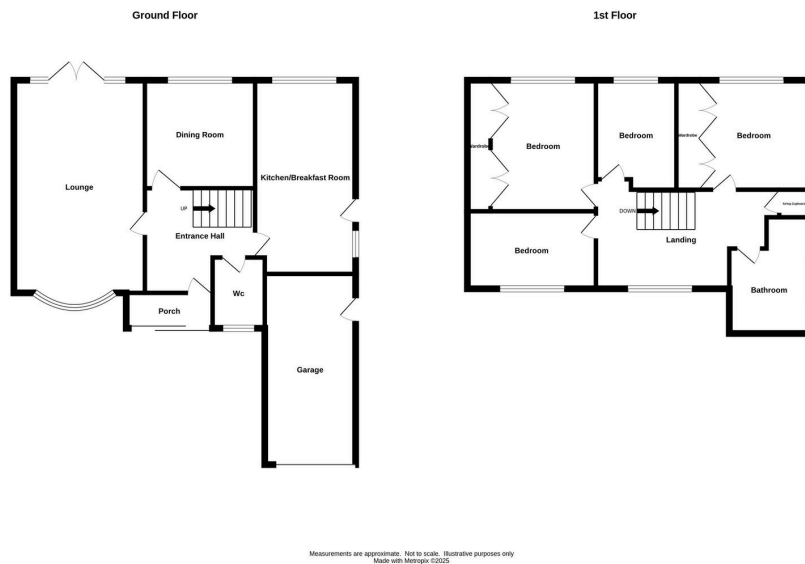
Fantastic Block Paved Driveway

Garage

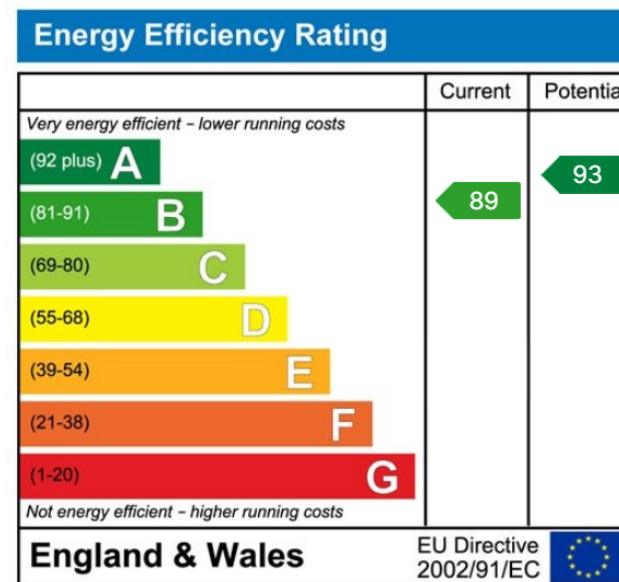
Wonderful Rear Garden

. EPC: B. Council Tax Band: E. 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.





- SUPERBLY PRESENTED & INCREDIBLY SPACIOUS, DETACHED RESIDENCE
- MODERN & SPACIOUS WELL FITTED DINING KITCHEN
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- EXTENSIVE RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- FOUR GOOD SIZED & NICELY DECORATED FIRST FLOOR BEDROOMS
- DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANELS
- WONDERFUL & SECLUDED REAR GARDEN WITH INITIAL PATIO AREA
- PERFECT FOR GROWING FAMILIES
- BEAUTIFULLY SITUATED WITHIN THE POPULAR AREA OF 'LAKESIDE'



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