



**Taylors**



## Winding Mill South, BRIERLEY HILL.

4 1 1





This EXTREMELY DECEPTIVE & THOUGHTFULLY ENLARGED, THREE STOREY, FOUR BEDROOM, MID-TERRACE RESIDENCE is NICELY located within the POPULAR AREA of CALEDONIA, which has a fantastic range of local amenities (Such as Merry Hill Shopping Complex), SOUGHT AFTER SCHOOLING & transport links close by, together with being centrally located to both STOURBRIDGE & BRIERLEY HILL TOWN CENTES. This SUPERBLY PROPORTIONED & INCREDIBLY SPACIOUS PROPERTY is PERFECTLY for young families or the more discerning FIRST TIME BUYERS and furthermore encompasses a VERY WELL ARRANGED layout of accommodation, planned over THREE SPACIOUS FLOORS. This SPLENDID FAMILY HOME deserves an EARLY INTERNAL INSPECTION if to be fully appreciated

**DIMENSIONS**

**GROUND FLOOR**

**Entrance Hallway**

**Enlarged Sitting Room** - 5.9m x 4.5m (19'4" x 14'9")

**Attractive Well Fitted Dining Kitchen** - 4.5m x 2.9m (14'9" x 9'6")

**FIRST FLOOR**

**Landing**

**Bedroom 4** - 2.5m x 2.2m (8'2" x 7'2")

**Bedroom 3** - 2.8m x 2.6m (9'2" x 8'6")

**Bedroom 2** - 3.3m x 2.6m (10'9" x 8'6")

**Modern House Bathroom** - 1.9m x 1.7m (6'2" x 5'6")

**TOP / SECOND FLOOR**

**Bedroom 1** - 4.4m x 3.5m (14'5" x 11'5")

(Measurements taken at widest available points)

**En-Suite W.C**

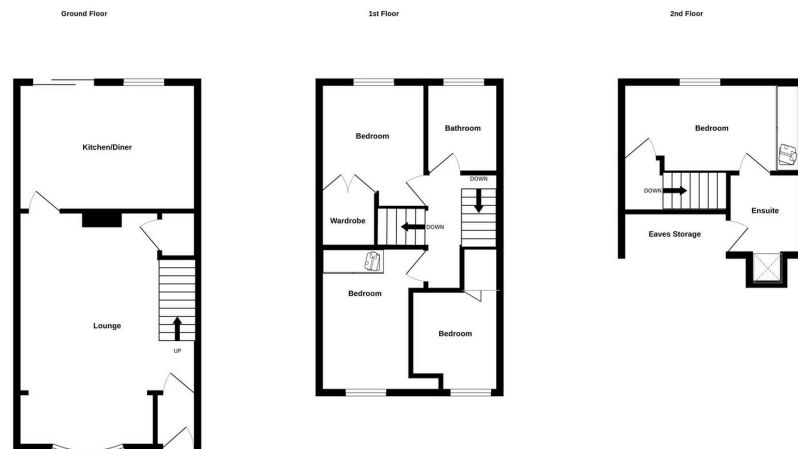
**OUTSIDE**

**Tarmac Frontage**

**Rear Garden**

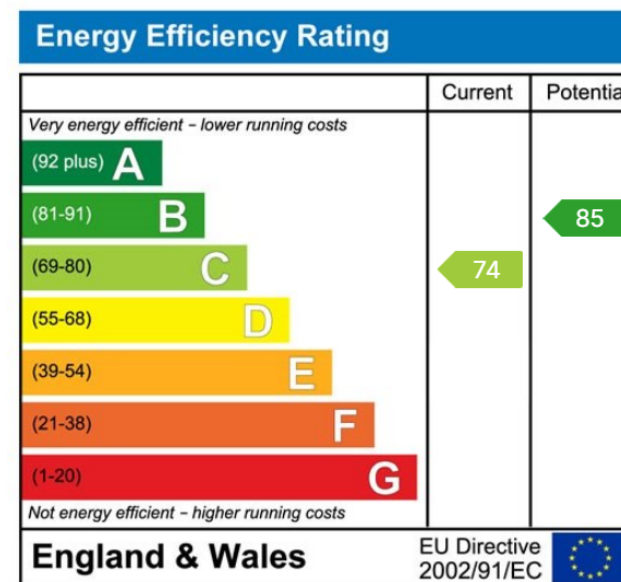
EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





Measurements are approximate. Not to scale. Illustrative purposes only.  
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- EXTREMELY DECEPTIVE & THOUGHTFULLY ENLARGED
- TOP FLOOR MASTER BEDROOM WITH EN-SUITE W.C
- ATTRACTIVE WELL FITTED DINING KITCHEN
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- FOUR GOOD SIZED BEDROOMS
- MODERN WELL APPOINTED FAMILY BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- GOOD RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY



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