



Taylors

Brettell Lane, BRIERLEY HILL.

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WONDERFULLY SITUATED on a SUPERB CORNER PLOT POSITION within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, is this BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE. With a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING, TRANSPORT LINKS & LOCAL AMENITIES (Such as Merry Hill Shopping Complex) close by, this VERY WELL PROPORTIONED PROPERTY is NICELY MAINTAINED THROUGHOUT and together with being for sale with NO UPWARD CHAIN, is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hall, Attractive Sitting Room, Modern & Spacious Well Fitted Kitchen, White Suite House Bathroom, Delightful Conservatory, Landing & Three Well Proportioned First Floor Bedrooms. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Double Glazing, Gas Central Heating & Wonderful Rear Garden with Large Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Attractive Sitting Room - 4.2m x 4.2m (13'9" x 13'9")

(Measurements taken at widest available points)

Modern Well Fitted Kitchen - 4.8m x 3.3m (15'8" x 10'9")

(Measurements taken at widest available points)

House Bathroom - 1.7m x 1.5m (5'6" x 4'11")

Delightful Conservatory - 3.2m x 2.8m (10'5" x 9'2")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 5.2m x 3.3m (17'0" x 10'9")

(Measurements taken at widest available points)

Bedroom 2 - 3.8m x 2.9m (12'5" x 9'6")

(Measurements taken at widest available points)

Bedroom 3 - 2.8m x 2.2m (9'2" x 7'2")

OUTSIDE

Good Sized Driveway

Wonderful 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.

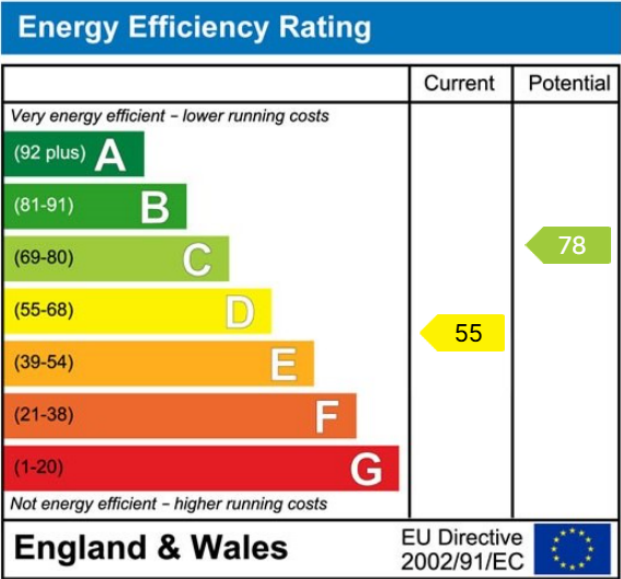


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- EARLY VIEWING ESSENTIAL
- THOUGHTFULLY ENLARGED & VERY WELL PROPORTIONED LAYOUT
- WONDERFUL / LARGE REAR GARDEN
- MODERN & SPACIOUS WELL FITTED KITCHEN
- MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL TOWN CENTRE CLOSE BY
- FANTASTIC CORNER PLOT POSITION
- NO UPWARD CHAIN
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- ESTABLISHED RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE



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