



Taylors

Woods Lane, BRIERLEY HILL.

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This BEAUTIFULLY IMPROVED & FASHIONABLY PRESENTED, EXPENSIVELY APPOINTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompasses a WELL PROPORTIONED & GOOD SIZED layout of DOUBLE GLAZED & GAS CENTRALLY HEATED accommodation, of which is IDEALLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS. This MOST APPEALING PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with having an OUTSTANDING RANGE of SOUGHT AFTER SCHOOLING & LOCAL AMENITIES (Such as Stourbridge Town Centre & Merry Hill Shopping Complex) close by, in brief comprises: Entrance Porch, Stylishly Decorated Lounge Diner, Stunning Re-Fitted Kitchen, Landing, Three Large First Floor Bedrooms & Luxury Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage, Double Glazing, Gas Central Heating & Lovely Rear Garden with Initial Decking Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Stylish & Spacious Lounge Diner - 7m x 3.3m (22'11" x 10'9")

(Measurements taken at widest available points)

Stunning Well Fitted Kitchen - 4.3m x 1.9m (14'1" x 6'2")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.6m x 3.1m (11'9" x 10'2")

Bedroom 2 - 3.7m x 2.4m (12'1" x 7'10")

Bedroom 3 - 2.7m x 2m (8'10" x 6'6")

Modern Well Appointed House Bathroom - 3.1m x 1.7m (10'2" x 5'6")

(Measurements taken at widest available points)

OUTSIDE

OUTSIDE

Driveway

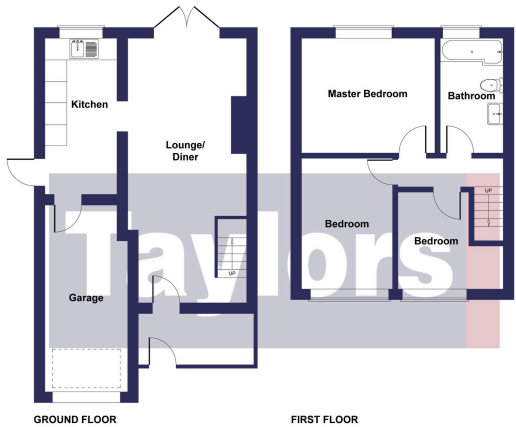
Garage

Lovely 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 of yearly flooding. Tenure: Freehold.

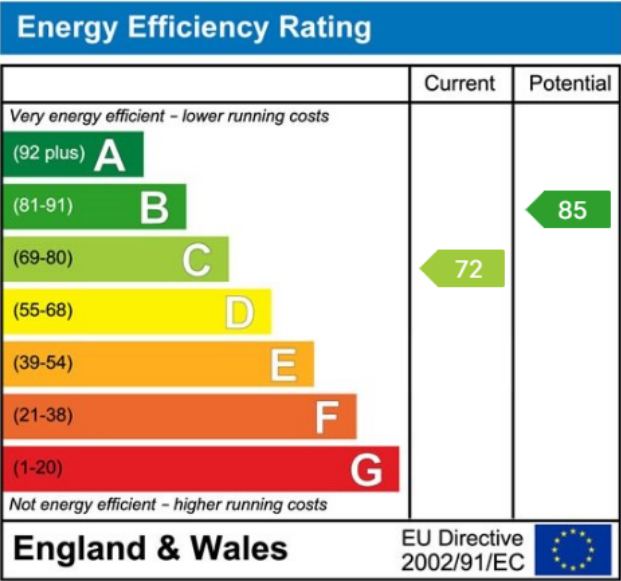


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- BEAUTIFULLY IMPROVED & FASHIONABLY PRESENTED, EXPENSIVELY APPOINTED
- STUNNING RE-FITTED KITCHEN
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- THREE LARGE FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- MERRY HILL SHOPPING COMPLEX & STOURBRIDGE TOWN CENTRE CLOSE BY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY & GARAGE



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.