



Taylors

Millbrook Way, LAKESIDE, Brierley Hill.

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This STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE is superbly situated towards the head of this EXTREMELY SOUGHT AFTER Cul-De-Sac, located within this POPULAR AREA of LAKESIDE, and furthermore encompasses a VERY WELL PROPORTIONED & IMMACULATELY MAINTAINED layout of accommodation, of which is PERFECTLY suited for GROWING FAMILIES. This INCREDIBLY SPACIOUS FAMILY HOME must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and combined with having an OUTSTANDING RANGE of QUALITY LOCAL SCHOOLING & LOCAL AMENITIES (Such as Merry Hill Shopping Complex & Stourbridge / Brierley Hill Town Centres) close by.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Spacious Sitting Room - 3.2m x 5.1m (10'5" x 16'8")

Stunning Well Fitted Kitchen Diner - 7.8m x 2.8m (25'7" x 9'2")

Utility - 3.4m x 2.3m (11'1" x 7'6")

Guests Cloakroom / WC

FIRST FLOOR

Landing

Bedroom 1 - 3.2m x 3.7m (10'5" x 12'1")

En-Suite Shower Room - 1.7m x 2.3m (5'6" x 7'6")

Bedroom 2 - 3.3m x 3.7m (10'9" x 12'1")

Bedroom 3 - 2.8m x 2.4m (9'2" x 7'10")

Bedroom 4 - 2.3m x 2.8m (7'6" x 9'2")

Luxury House Bathroom - 1.9m x 2.2m (6'2" x 7'2")

(measurements taken at widest available points)

OUTSIDE

Impressive Driveway

Fore Garden

Fantastic Garage - 5.7m x 5.3m (18'8" x 17'4")

(measurements taken at widest available points)

Beautifully Landscaped Rear Garden

Wonderful Summerhouse (Could be used as Gym / Office ect)

EPC: C. 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 chance of yearly flooding. Tenure: Freehold.



Millbrook Way, Lakeside, DY5 3YY

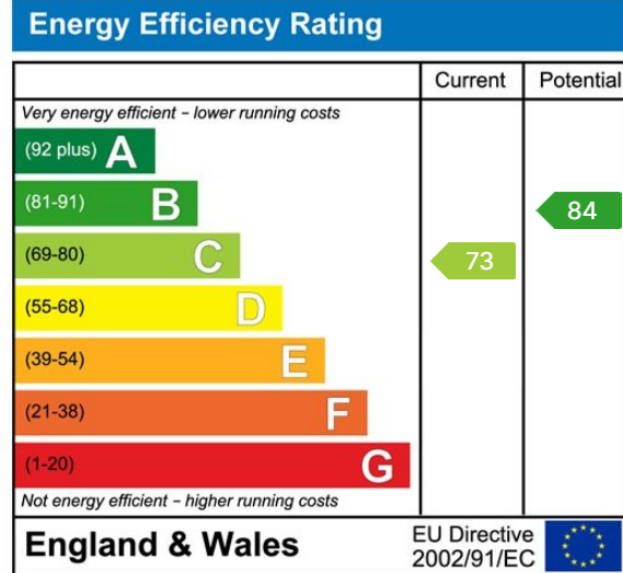


GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:
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- STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED
- SUPERB RESIDENTIAL LOCATION
- LUXURY WELL APPOINTED HOUSE BATHROOM
- POPULAR AREA OF LAKESIDE
- FANTASTIC SUMMERHOUSE WHICH COULD BE USED AS A BAR / HOME OFFICE
- FOUR WELL PROPORTIONED & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- STUNNING WELL FITTED DINING KITCHEN
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH INITIAL DECKING AREA
- EXCELLENT RANGE OF SOUGHTAFTER SCHOOLING CLOSE BY



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