



**Taylors**



# The Grove, Beachwood Park, Brierley Hill, DY5 3ES

3 1 2





This VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED HOUSE, SUPERBLY SITUATED within this SOUGHT AFTER LOCATION, which has POPULAR SCHOOLING close by and encompasses a SPACIOUS MOST APPEALING LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This WELL ARRANGED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together with being for sale with NO UPWARD CHAIN.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

**Sitting Room** - 4.19m x 4.01m (13'9" x 13'2") (Measurements taken at widest available points)

**Dining Room** - 2.9m x 2.87m (9'6" x 9'5") (Measurements taken at widest available points)

**Modern Well Fitted Kitchen** - 3.4m x 2.95m (11'2" x 9'8") (Measurements taken at widest available points)

#### Conservatory

#### Guests Cloakroom / W.C

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.61m x 3.07m (11'10" x 10'1") (Measurements taken at widest available points)

**Bedroom 2** - 3m x 2.97m (9'10" x 9'9") (Measurements taken at widest available points)

**Bedroom 3** - 2.79m x 2.01m (9'2" x 6'7") (Measurements taken at widest available points)

#### Re-Appointed Wet Room

### OUTSIDE

#### Impressive Driveway

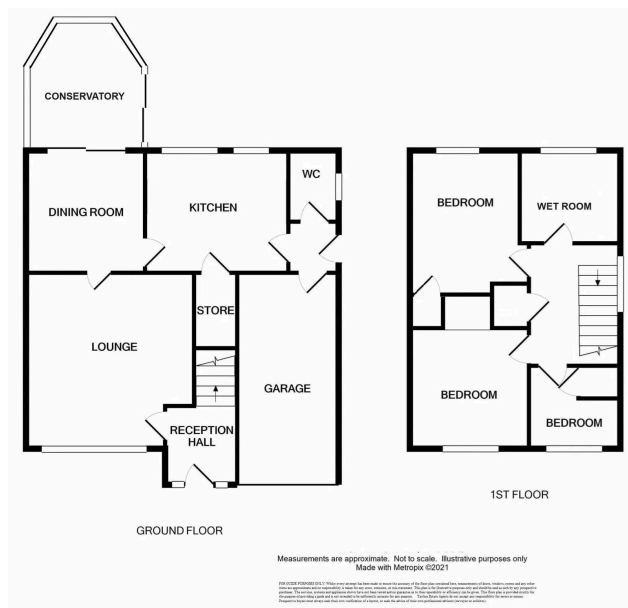
#### Garage

#### Lovely Rear Garden

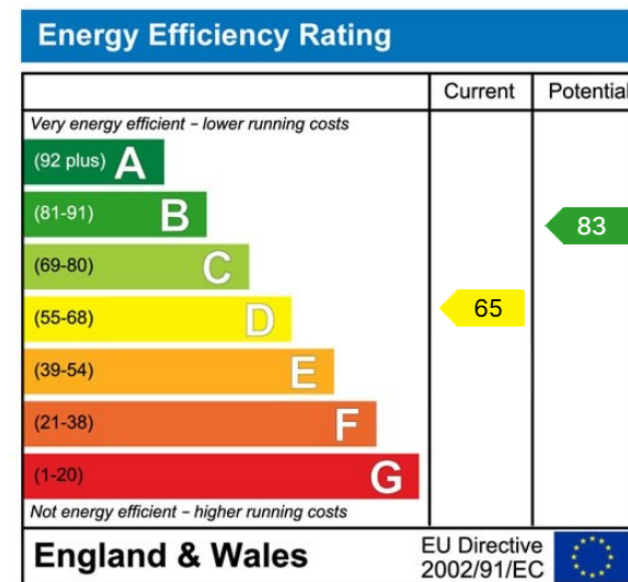
Tenure: Freehold. EPC: D. Council Tax: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of standard construction (must be checked by any potential buyers solicitor / surveyor). \*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.







- VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, DETACHED RESIDENCE
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES
- RE-APPOINTED HOUSE WET ROOM
- LOVELY & SECLUDED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- EXTENSIVE RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY



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