



Taylors

Cressett Lane, Brockmoor, Brierley Hill, DY5 3XT

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This ATTRACTIVELY PRESENTED & BEAUTIFULLY APPOINTED, RATHER SUBSTANTIAL & MOST APPEALING, THREE BEDROOM, DETACHED RESIDENCE would make a LOVELY HOME for GROWING FAMILIES and is SUPERBLY SITUATED on a GOOD SIZED PLOT within this ESTABLISHED & POPULAR RESIDENTIAL LOCATION, which has the local CANAL NETWORK within walking distance, together with having BROCKMOOR HIGH STREET, MERRY HILL SHOPPING COMPLEX and a FANTASTIC RANGE of GOOD SCHOOLING close by. This VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being DOUBLE GLAZED & GAS CENTRALLY HEATED throughout.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Attractive Dual Aspect Lounge Diner - 6.5m x 3.3m (21'3" x 10'9")

Stunning Re-Fitted Kitchen - 3.1m x 2.8m (10'2" x 9'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.3m x 3.2m (10'9" x 10'5")

Bedroom 2 - 3.3m x 3.2m (10'9" x 10'5")

(Measurements taken at widest available points)

Bedroom 3 - 3.1m x 2.2m (10'2" x 7'2")

Modern House Bathroom - 3m x 1.4m (9'10" x 4'7")

OUTSIDE

Gated Driveway

Car Port

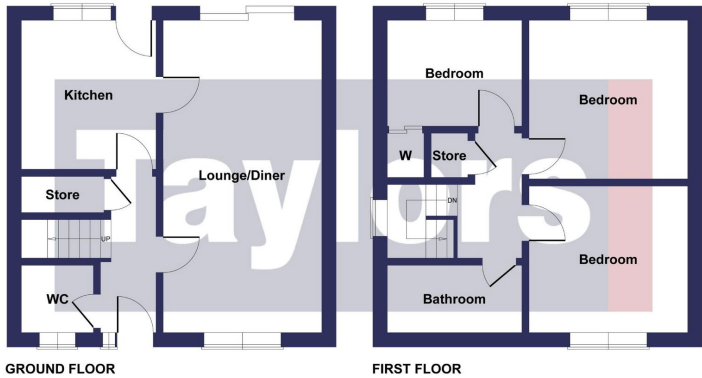
Garage

Large Low Maintenance Rear Garden

EPC: D. Council Tax Band: C. 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.

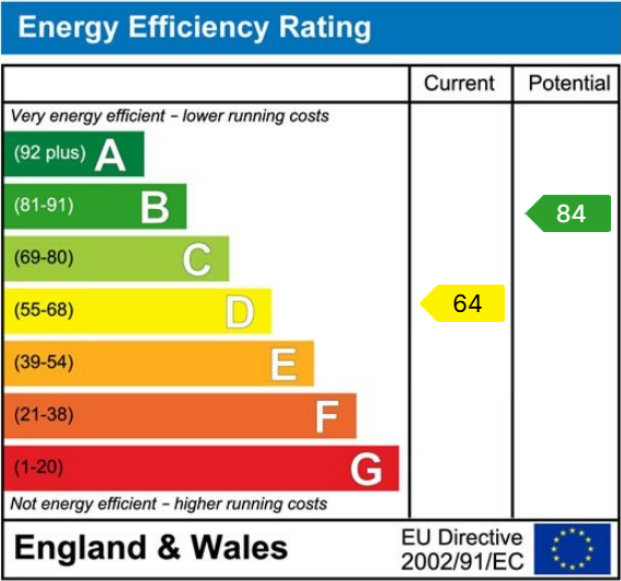


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- ATTRACTIVELY PRESENTED & BEAUTIFULLY APPOINTED, DETACHED RESIDENCE
- STUNNING RE-FITTED KITCHEN
- SUPERBLY SITUATED ON A GOOD SIZED PLOT
- MERRY HILL SHOPPING COMPLEX & BROCKMOOR HIGH STREET CLOSE BY
- RATHER SUBSTANTIAL & MOST APPEALING LAYOUT
- THREE LARGE FIRST FLOOR BEDROOMS
- MODERN WHITE SUITE FAMILY BATHROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- DOUBLE GLAZING & GAS CENTRAL HEATING
- LARGE, LOW MAINTENANCE & SECLUDED REAR GARDEN



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