



Taylors

Woods Lane, Brierley Hill, DY5 2RA

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This EXTREMELY DECEPTIVE & VERY WELL PRESENTED, THREE BEDROOM, END-OF-TERRACE BUNGALOW RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompasses a NICELY MAINTAINED & INCREDIBLY SPACIOUS layout of accommodation, of which is PERFECTLY SUITED for those wishing to downsize. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together having a SUPERB RANGE of LOCAL AMENITIES (Such as Stourbridge Town Centre, Brierley Hill High Street & Merry Hill Shopping Complex) close by.

ROOM DIMENSIONS

Entrance Porch

Incredibly Spacious Sitting Room - 1.45m x 3m (4'9" x 9'10")

(Measurements taken at widest available points)

Well Fitted Kitchen - 3.6m x 2m (11'9" x 6'6")

(Measurements taken at widest available points)

Separate Utility - 3.5m x 1.9m (11'5" x 6'2")

(Measurements taken at widest available points)

Inner Hall

Bathroom - 1.9m x 1.7m (6'2" x 5'6")

(Measurements taken at widest available points)

Guests Cloakroom / W.C

Bedroom 1 - 4.6m x 3m (15'1" x 9'10")

(Measurements taken at widest available points)

Bedroom 2 - 3.7m x 2.2m (12'1" x 7'2")

(Measurements taken at widest available points)

Bedroom 3 - 4.2m x 2.5m (13'9" x 8'2")

(Measurements taken at widest available points)

OUTSIDE

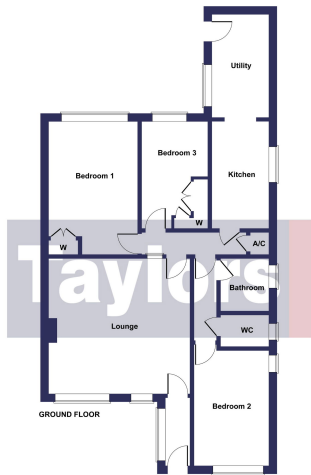
Driveway

Pleasant 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 chance of yearly flooding. Tenure: Freehold.



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FOR GUIDE PURPOSES ONLY
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- WELL FITTED KITCHEN & LARGE SEPARATE UTILITY
- THREE WELL PROPORTIONED BEDROOMS
- PERFECT FOR THOSE WISHING TO DOWNSIZE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ADVISED
- GOOD RANGE OF AMENITIES CLOSE BY
- INCREDIBLY SPACIOUS SITTING ROOM
- EXTREMELY DECEPTIVE & VERY WELL PRESENTED, END-OF-TERRACE BUNGALOW RESIDENCE
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & PLEASANT REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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