



**Taylors**



# New Town, Brockmoor, Brierley Hill, DY5 3XU

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This STYLISHLY PRESENTED & EXPENSIVELY APPOINTED, MODERN STYLE, TWO BEDROOM, MID-TERRACE HOME is DELIGHTFULLY SITUATED within this POPULAR Cul-De-Sac, which has BROCKMOOR HIGH STREET within walking distance, and furthermore offers a FANTASTIC OPPORTUNITY for FIRST TIME BUYERS to get onto the property ladder and purchase a GORGEOUS & BEAUTIFULLY IMPROVED PROPERTY. Comprising: Stylish Sitting Room, Modern Well Fitted Breakfast Kitchen, Landing, Two Well Proportioned First Floor Bedrooms, Beautifully Appointed House Bathroom, Driveway which Provides Off Road Parking & Pretty Rear Garden.

### ***ROOM DIMENSIONS***

#### ***GROUND FLOOR***

*STYLISH LOUNGE - 3.58m x 3.96m (11'8" x 12'11")*

*MODERN WELL FITTED BREAKFAST KITCHEN - 2.77m x 3.61m (9'1" x 11'10")*

#### ***FIRST FLOOR***

##### ***LANDING***

*BEDROOM 1 - 3.66m x 2.59m (12'0" x 8'5")*

*BEDROOM 2 - 3.12m x 1.85m (10'2" x 6'0")*

##### ***ATTRACTIVE BATHROOM***

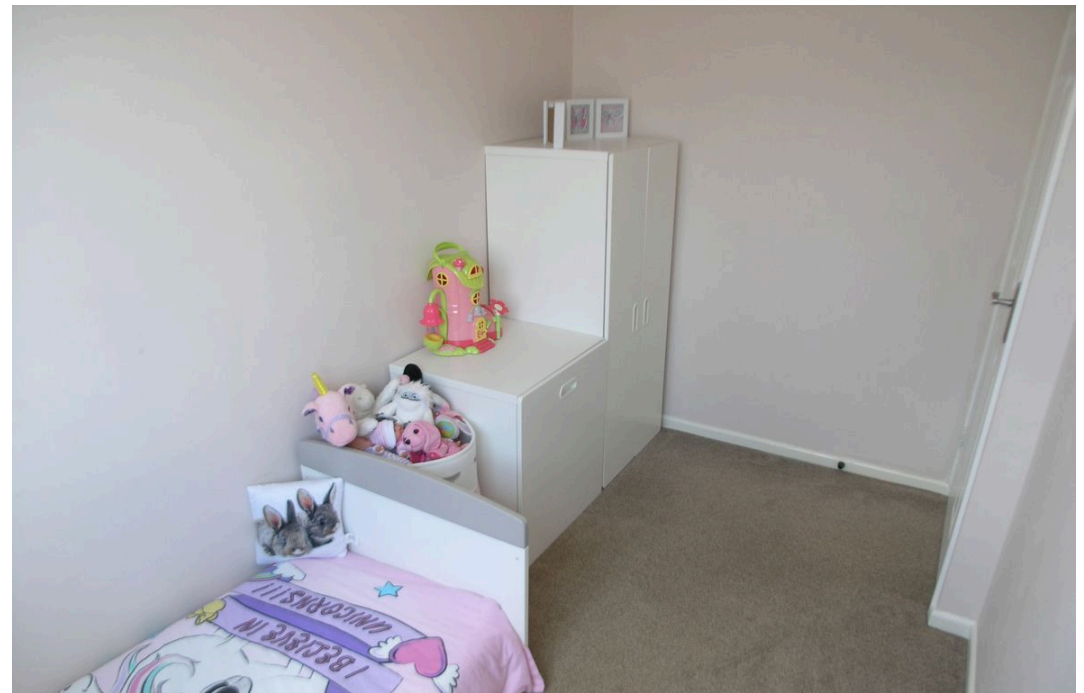
##### ***OUTSIDE***

##### ***DRIVEWAY***

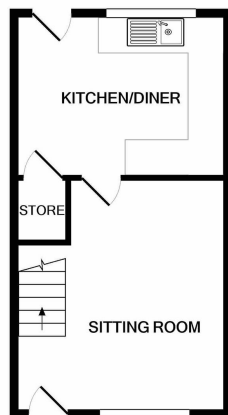
##### ***REAR GARDEN***

### ***ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS***

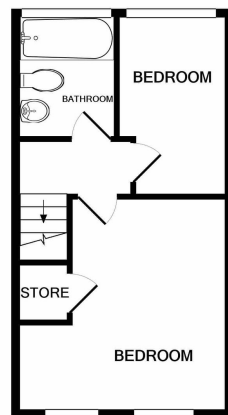
EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.







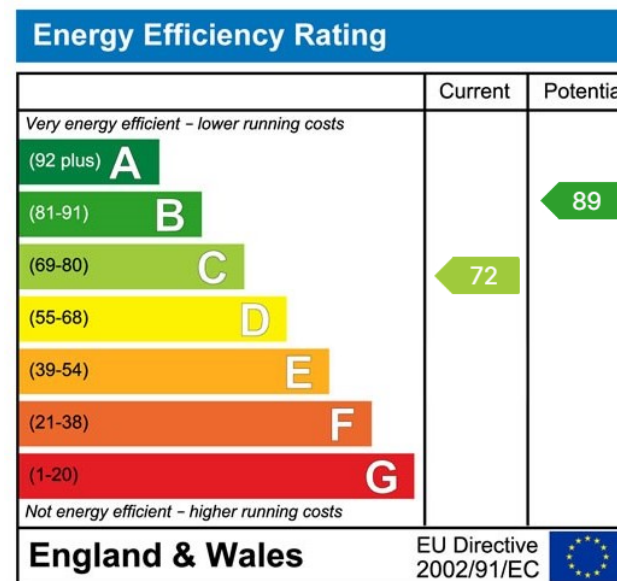
GROUND FLOOR



1ST FLOOR

NEW TOWN, DY5 3XU  
Measurements are approximate. Not to scale. Illustrative purposes only  
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- EXPENSIVELY APPOINTED & STYLISHLY PRESENTED, MID-TERRACE HOME
- BEAUTIFULLY APPOINTED BATHROOM
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS TO GET ONTO THE PROPOERY LADDER
- DOUBLE GLAZING & GAS CENTRAL HEATING
- MODERN WELL FITTED BREAKFAST KITCHEN
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- PRETTY REAR GARDEN WITH INTIAL PATIO AREA FOR ALFRESCO DINING
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- ATTRACTIVELY DECORATED THROUGHOUT



**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.