



Taylors

Brythill Drive, Brierley Hill, DY5 3LU

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This STYLISHLY APPOINTED & BEAUTIFULLY PRESENTED, MODERN STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this RECENTLY CONSTRUCTED & EXTREMELY SOUGHT AFTER DEVELOPMENT, which has a superb range of POPULAR SCHOOLING & LOCAL AMENITIES close by, together with having the local canal network within walking distance. This VERY WELL PROPORTIONED & ATTRACTIVELY DECORATED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder, in brief comprises: Reception Hallway, STUNNING WELL FITTED DINING KITCHEN, Attractive Full Width Sitting Room, Guests Cloakroom / W.C, Landing, Three Good Sized First Floor Bedrooms (Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room) & Well Appointed White Suite Family Bathroom. Furthermore with Excellent Tarmac Driveway which provides ample off road parking, Low Maintenance Fore Garden, Double Glazing, Gas Central Heating and BEAUTIFULLY MAINTAINED REAR GARDEN with Initial Patio Area for ALFRESCO DINING and Astro Turf Lawn.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Lounge - 4.22m x 4.82m (13'10" x 15'9")

(measurements taken at widest available points)

Stunning Dining Kitchen - 3.57m x 2.75m (11'8" x 9'0")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.4m x 2.82m (11'1" x 9'3")

En-Suite Shower Room - 1.34m x 2.86m (4'4" x 9'4")

Bedroom 2 - 2.93m x 2.8m (9'7" x 9'2")

(measurements taken at widest available points)

Bedroom 3 - 2.05m x 2.22m (6'8" x 7'3")

Modern House Bathroom - 1.92m x 1.88m (6'3" x 6'2")

(measurements taken at widest available points)

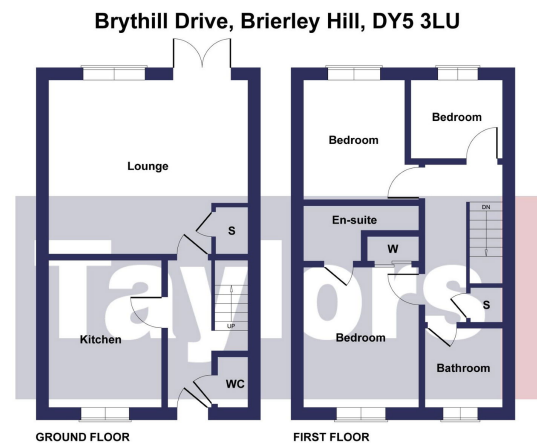
OUTSIDE

Impressive Driveway

Low Maintenance Astro Turf Rear Garden

EPC: C. 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.

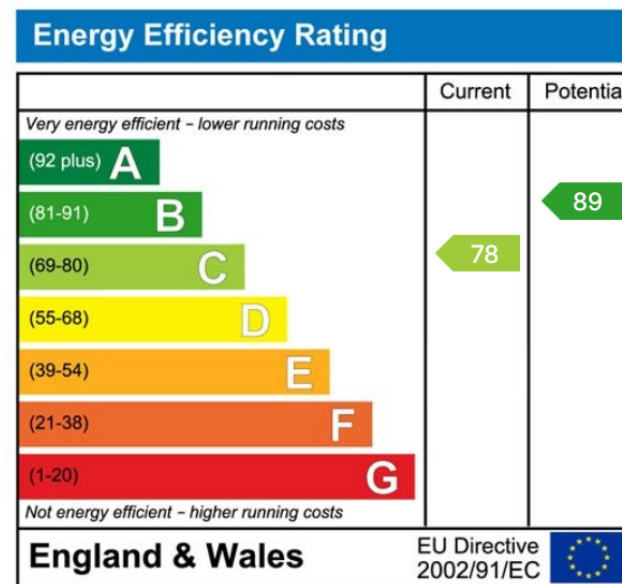




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- LOCAL CANAL NETWORK WITHIN WALKING DISTANCE
- MASTER BEDROOM WITH MODERN EN-SUITE SHOWER ROOM
- STUNNING WELL FITTED DINING KITCHEN
- WELL LANDSCAPED ASTRO TURF REAR GARDEN
- EXCELLENT RANGE OF SCHOOLING & AMENITIES CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY HOUSE BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- STYLISHLY APPOINTED & BEAUTIFULLY PRESENTED, MODERN STYLE, SEMI-DETACHED RESIDENCE



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