



Taylors

Brythill Drive, Brierley Hill, DY5 3LU

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This BEAUTIFULLY PRESENTED & TREMENDOUSLY SPACIOUS, THREE BEDROOM, THREE STOREY, SEMI-DETACHED TOWNHOUSE is superbly situated on the sought after 'Lockside Walk' development, which was splendidly constructed in 2015 by Taylor Wimpey Homes. This IMMACULATELY MAINTAINED & MODERN PROPERTY is conveniently located with lovely canal sidewalks nearby, along with Merry Hill Shopping Complex & both Brierley Hill & Stoubridge Town Centres close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with having picturesque views to the rear.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Stunning Well Fitted Kitchen / Breakfast Room - 5.18m x 2.39m (17'0" x 7'10")

(Measurements taken at widest available points)

Guests Cloakroom / W.C

Attractive Sitting Room - 4.09m x 3.91m (13'5" x 12'10")

(Measurements taken at widest available points)

FIRST FLOOR

First Floor Landing

Bedroom 2 - 3.94m x 3.76m (12'11" x 12'4")

(Measurements taken at widest available points)

Bedroom 3 - 3.38m x 1.93m (11'1" x 6'4")

(Measurements taken at widest available points)

Well Appointed Family Bathroom - 2.06m x 1.88m (6'9" x 6'2")

(Measurements taken at widest available points)

TOP / SECOND FLOOR

Master Bedroom / Bedroom 1 - 5.59m x 3.96m (18'4" x 13'0")

(Measurements taken at widest available points)

En-Suite Shower Room - 2.84m x 2.36m (9'4" x 7'9")

(Measurements taken at widest available points)

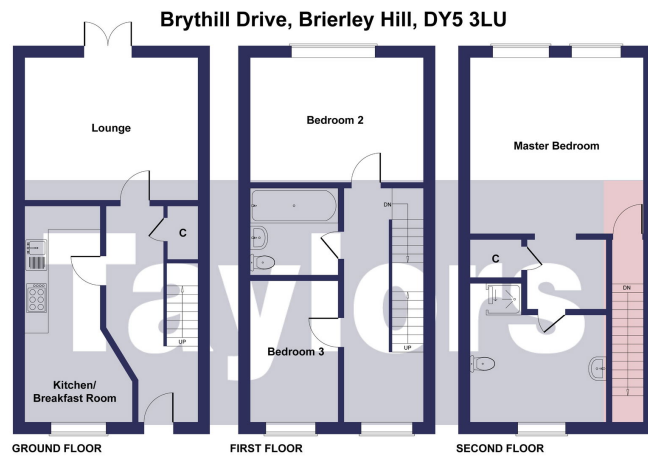
OUTSIDE

Ample Driveway

Beautifully Landscaped Rear Garden

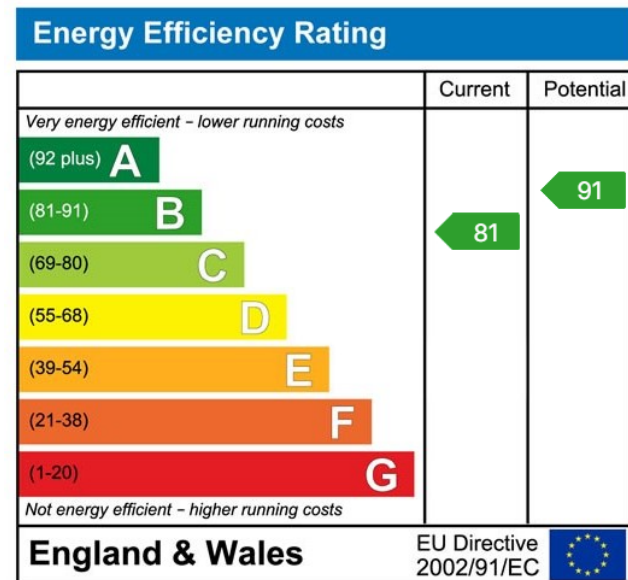
EPC: B. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- BEAUTIFULLY PRESENTED & IMMACULATLY MAINTAINED, SEMI-DETACHED TOWNHOUSE
- STUNNING WELL FITTED BREAKFAST KITCHEN
- THREE WELL PROPORTIONED BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH INITIAL PATIO AREA FOR ALRESKO DINING
- TREMENDOUSLY SPACIOUS THREE STOREY LAYOUT
- MODERN WELL APPOINTED HOUSE BATHROOM
- MASTER BEDROOM WITH SPACIOUS EN-SUITE SHOWER ROOM
- SUPERBLY SITUATED WITHIN THIS MODERN TAYLOR WIMPEY BUILT DEVELOPMENT
- LOCAL CANAL NETWORK & MERRY HILL SHOPPING COMPLEX CLOSE BY



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.