



**Taylors**



Wychbury Road, Brierley Hill, DY5 2XU

Offers In Region Of £265,000

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This BEAUTIFULLY PRESENTED, TREMENDOUSLY SPACIOUS & SIGNIFICANTLY EXTENDED, FOUR BEDROOM, SEMI-DETACHED HOME is superbly situated within this EXTREMELY POPULAR Cul-De-Sac, which has an OUTSTANDING RANGE of SOUGHT AFTER SCHOOLING & LOCAL AMENITIES (Such as Merry Hill Shopping Complex) close by, and furthermore encompasses a VERY WELL PROPORTIONED & DELIGHTFULLY MAINTAINED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES or the more discerning first time buyers. This GOOD SIZED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Stylishly Decorated Through Lounge with Dining Area, Well Fitted Kitchen, Landing, Four Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Low Maintenance Fore Garden, Garage, Double Glazing, Gas Central Heating & Secluded and Pretty Rear Garden with Patio Area for Alfresco Dining. 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.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Attractive Through Lounge with Dining Area** - 6.32m x 3.48m (20'9" x 11'5")

**Fitted Kitchen** - 3.25m x 2.77m (10'8" x 9'1")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 5.36m x 2.18m (17'7" x 7'2")

**Bedroom 2** - 3.4m x 3.25m (11'2" x 10'8")

**Bedroom 3** - 3.4m x 2.49m (11'2" x 8'2")

**Bedroom 4** - 2.64m x 2.06m (8'8" x 6'9")

**House Bathroom** - 2.06m x 1.68m (6'9" x 5'6")

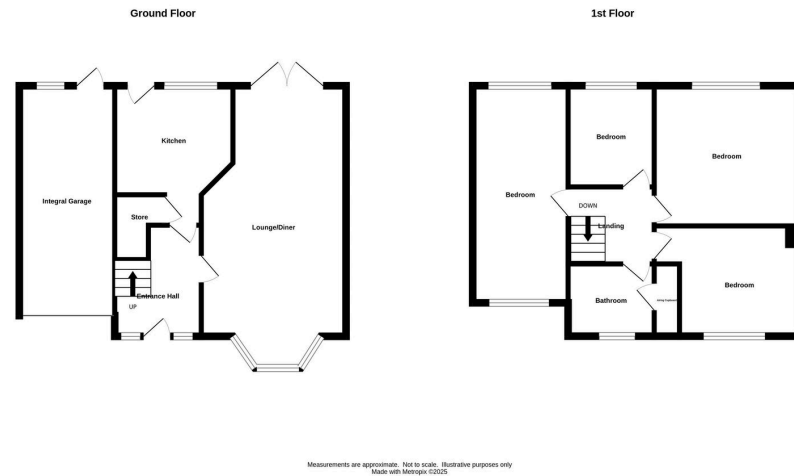
### OUTSIDE

#### Driveway

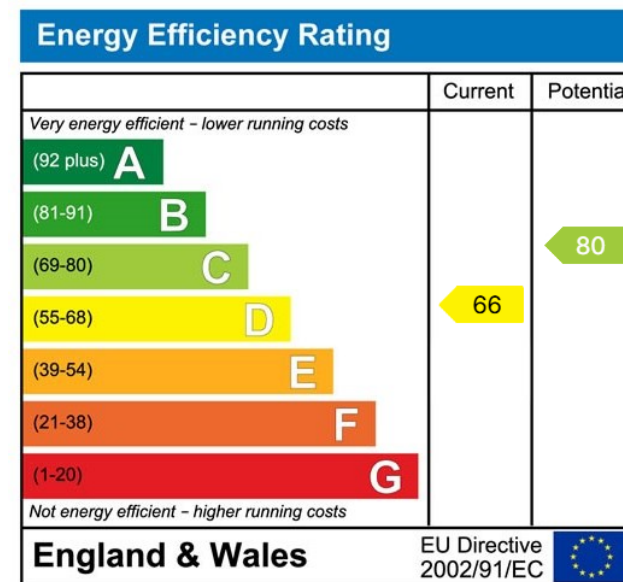
#### Garage

#### Secluded Rear Garden





- PERFECT FOR GROWING FAMILIES
- MODERN WELL APPOINTED HOUSE BATHROOM
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL & FOR SALE WITH NO UPWARD CHAIN
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- STYLISHLY DECORATED THROUGH LOUNGE WITH DINING AREA
- MERRY HILL SHOPPING COMPLEX & STEVENS PARK WITHIN CLOSE PROXIMITY
- BEAUTIFULLY PRESENTED, TREMENDOUSLY SPACIOUS & SIGNIFICANTLY EXTENDED, SEMI-DETACHED HOME



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