



Taylors

Cressett Lane, Brockmoor, Brierley Hill, DY5 3XT

Offers In Region Of £184,000

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This DELIGHTFULLY PROPORTIONED & VERY WELL ARRANGED, MODERN STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated on a LOVELY CORNER PLOT POSITION within this POPULAR RESIDENTIAL LOCATION, which has Brockmoor High Street & the local CANAL NETWORK within walking distance, and furthermore encompasses a MOST APPEALING layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This DECEPTIVELY SPACIOUS PROPERTY is perfectly suited for FIRST TIME BUYERS looking to get onto the property ladder and together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Well Fitted Kitchen, Spacious Sitting Room, Landing, Two Well Proportioned First Floor Bedrooms & House Shower Room. Furthermore with Lawned Fore Garden, Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Lovely Rear Garden and having Merry Hill Shopping Complex & Brierley Hill Town Centre close by.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Well Fitted Kitchen - 3.37m x 1.9m (11'0" x 6'2")

Spacious Sitting Room - 4.43m x 3.83m (14'6" x 12'6")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.83m x 2.97m (12'6" x 9'8")

(Measurements taken at widest available points)

Bedroom 2 - 3.8m x 2.82m (12'5" x 9'3")

(Measurements taken at widest available points)

Shower Room - 1.97m x 1.89m (6'5" x 6'2")

(Measurements taken at widest available points)

OUTSIDE

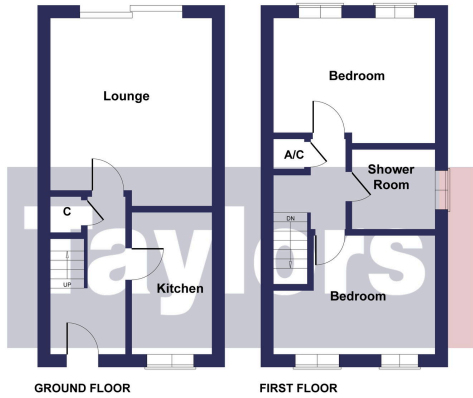
Block Paved Driveway

Rear Garden

EPC: D. 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.



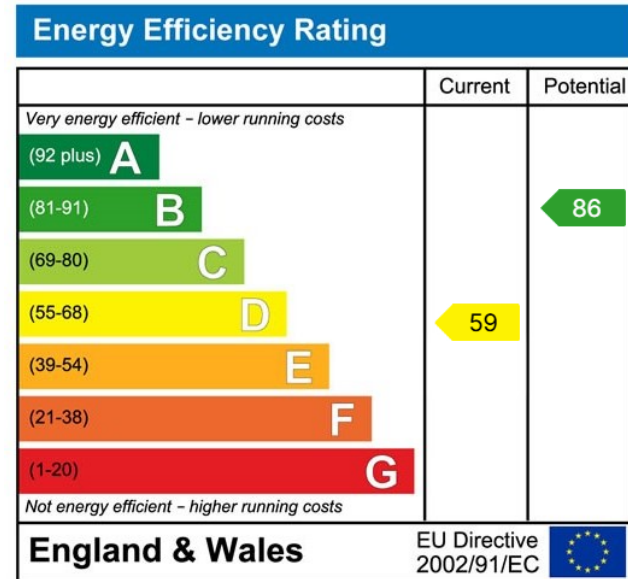
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- DELIGHTFULLY PROPORTIONED, MODERN STYLE, SEMI-DETACHED RESIDENCE
- TWO FIRST FLOOR BEDROOMS
- WELL FITTED KITCHEN
- BROCKMOOR HIGH STREET WITHIN WALKING DISTANCE
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- NO UPWARD CHAIN
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- PERFECT FOR FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL TOWN CENTRE 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.