



Taylors

Wychbury Road, Brierley Hill, DY5 2XX

Offers In Region Of £250,000

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This STYLISHLY FURNISHED & BEAUTIFULLY PRESENTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly located within this extremely POPULAR & DESIRABLE Residential location, and furthermore encompasses a VERY WELL PROPORTIONED & EXPENSIVELY APPOINTED layout of accommodation with both Double Glazing & Gas Central Heating. This LOVELY & MOST APPEALING PROPERTY is perfectly suited for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS and together with having an EXTENSIVE range of Local Amenities (Such as Merry Hill Shopping Complex) & SOUGHT AFTER Schooling close by, in brief comprises: Reception Hall, Stylishly Decorated Dual Aspect Through Sitting Room with Dining Area, Contemporary Style Well Fitted Kitchen, Landing, Three Well Proportioned & Nicely Decorated First Floor Bedrooms and Stunning Re-Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage & Good Sized Rear Garden. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, and to do so, please contact our Brierley Hill Office!

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Dual Aspect Lounge Diner - 6.02m x 3.4m (19'9" x 11'2")

Modern Well Fitted Kitchen - 3.43m x 2.67m (11'3" x 8'9")

FIRST FLOOR

Landing

Bedroom 1 - 3.38m x 3.35m (11'1" x 11'0")

Bedroom 2 - 3.38m x 2.54m (11'1" x 8'4")

Bedroom 3 - 2.49m x 2.39m (8'2" x 7'10")

Luxury Re-Appointed House Bathroom

OUTSIDE

Driveway

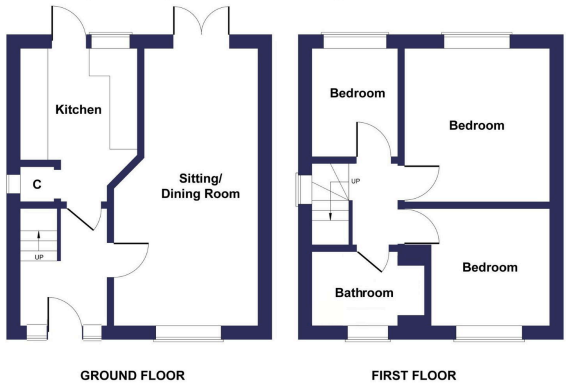
Garage

Good Sized 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.

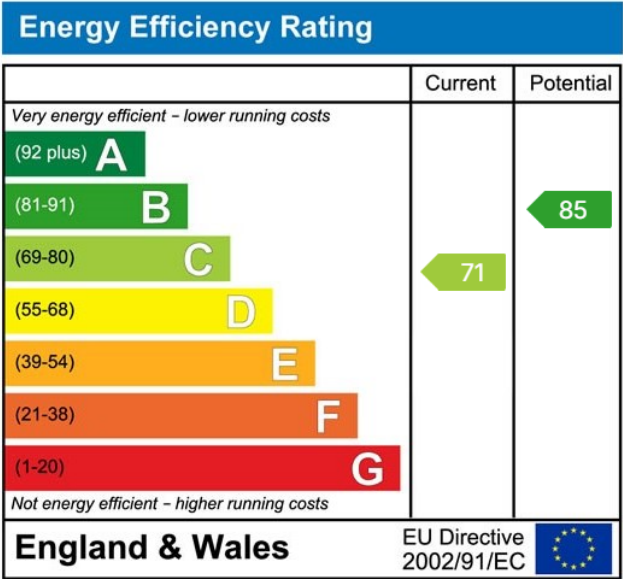


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- STYLISHLY FURNISHED & BEAUTIFULLY PRESENTED, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY RE-APPOINTED HOUSE BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ESSENTIAL
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN WELL FITTED KITCHEN
- FANTASTIC RANGE OF POPULAR SCHOOLING CLOSE BY
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- STYLISHLY DECORATED DUAL ASPECT LOUNGE DINER



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.