



Taylors

Wavell Road, Brierley Hill, DY5 2EX

Offers Over £220,000

2 1 1



This STUNNING, BEAUTIFULLY IMPROVED & STYLISHLY FURNISHED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this EXTREMELY DESIRABLE RESIDENTIAL LOCATION, and furthermore encompasses an INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED layout of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or DISCERNING FIRST TIME BUYERS. This GORGEOUS & ATTRACTIVELY DECORATED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with having an OUTSTANDING RANGE of POPULAR SCHOOLING, Transport Links (Such as Cradley Heath Train Station) and LOCAL AMENITIES (Such as Merry Hill Shopping Complex & Stevens Park) close by, in brief comprises: Stylish Sitting Room, Stunning Dining Kitchen, Garage, Landing, TWO Well Proportioned First Floor Bedrooms & Modern Well Appointed House Shower room. Furthermore with Impressive Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating & Beautiful Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Porch

Sitting Room - 6.07m x 3.13m (19'10" x 10'3")

Kitchen/Diner - 6m x 2.54m (19'8" x 8'4")

FIRST FLOOR

Landing

Bedroom 1 - 3.14m x 4.07m (10'3" x 13'4")

Bedroom 2 - 4.3m x 2.55m (14'1" x 8'4")

Bathroom - 1.66m x 2.52m (5'5" x 8'3")

OUTSIDE

Driveway

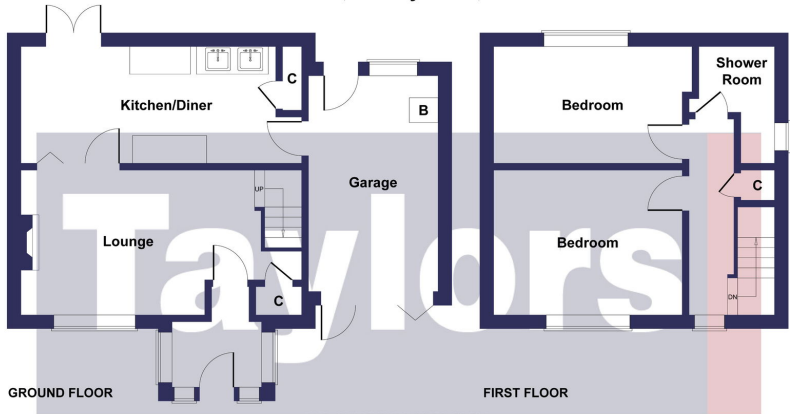
Rear Garden

Garage - 4.69m x 2.81m (15'4" x 9'2")

EPC: D. Council Tax Band: A. 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.

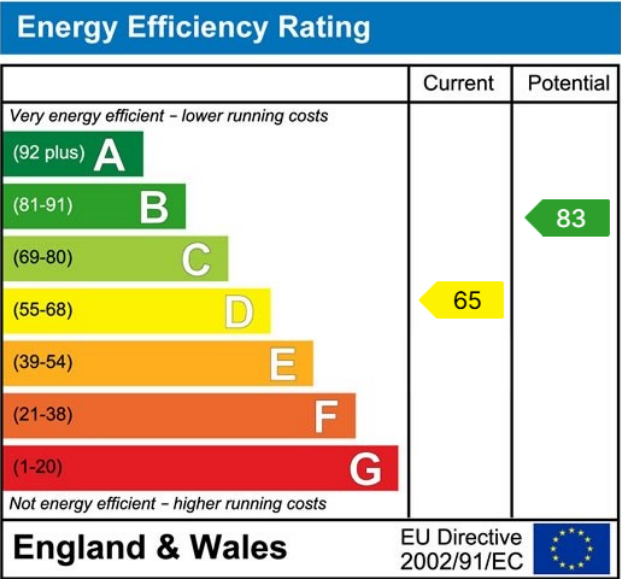


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- STUNNING, BEAUTIFULLY IMPROVED & STYLISHLY FURNISHED
- OUTSTANDING RANGE of POPULAR SCHOOLING CLOSE BY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PROVIDES OFF ROAD PARKING
- PERFECTLY SUITED FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



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