

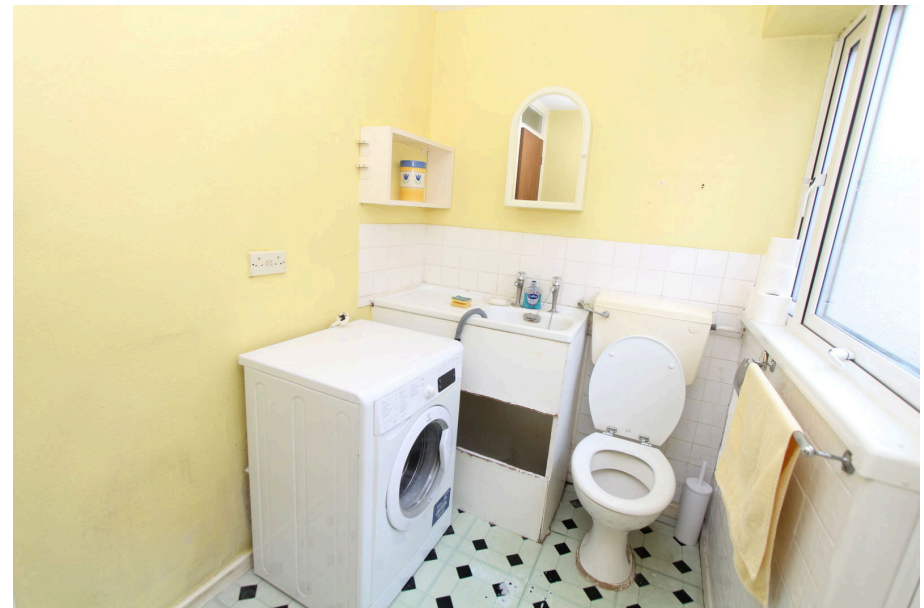


Taylors

Mousehall Farm Road, Brierley Hill, DY5 2LU

Offers In Region Of £225,000

3 1 1



This VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED HOME is situated within the POPULAR CALEDONIA ESTATE which has a FANTASTIC ARRAY of SOUGHT AFTER SCHOOLING close by and affords a HUGELY DECEPTIVE, DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT. which is perfectly suited for FIRST TIME BUYERS or FAMILIES requiring MODERNISATION, yet offering HUGE POTENTIAL to create a FANTASTIC HOME. Comprising: , Spacious Lounge, Kitchen, Utility/WC, TWO Ground Floor Bedrooms, ONE Large First Floor Bedroom, Family Bathroom, Driveway and lawned front garden and Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Kitchen - 2.65m x 3.71m (8'8" x 12'2")

Sitting Room - 5.21m x 3.54m (17'1" x 11'7")

Hallway

Bedroom 2 - 2.55m x 3.2m (8'4" x 10'5")

Bedroom 3 - 3.53m x 3.18m (11'6" x 10'5")

WC - 2.59m x 1.65m (8'5" x 5'4")

FIRST FLOOR

Bedroom 1 - 4.2m x 3.76m (13'9" x 12'4")

Bathroom - 1.41m x 3.12m (4'7" x 10'2")

OUTSIDE

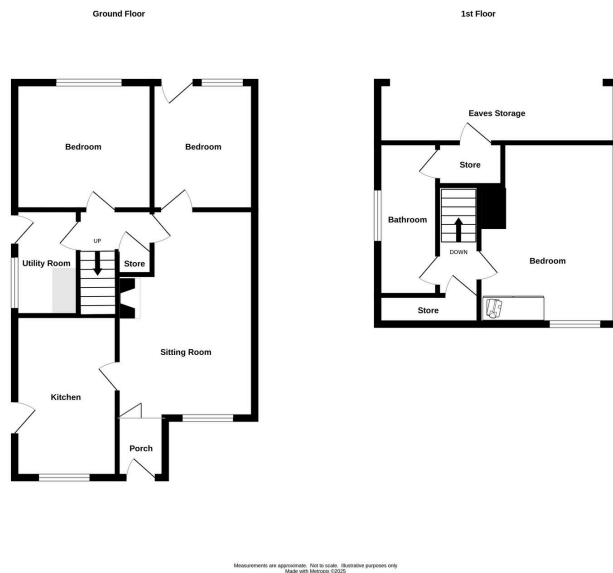
Fore Garden

Driveway

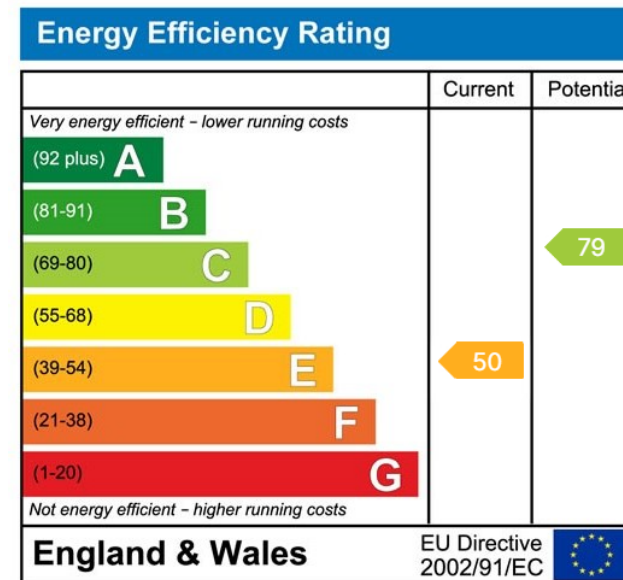
Rear Garden

EPC: E/COUNCIL TAX BAND: B. 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 medium - very low Risk of yearly flooding. Tenure: Freehold.





- NO UPWARD CHAIN
- HUGE POTENTIAL to create a FANTASTIC HOME
- EARLY VIEWING RECOMMENDED
- WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED HOME
- FANTASTIC ARRAY of SOUGHT AFTER SCHOOLING



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