



Taylors

Acres Road, Brierley Hill, DY5 2YB

Offers In Region Of £350,000

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This INDIVIDUAL, INCREDIBLY SPACIOUS & SUPERBLY PROPORTIONED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE is for sale with NO UPWARD CHAIN, and is WONDERFULLY SITUATED within this EXTREMELY DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION, which has STEVENS PARK within walking distance, combined with having CRADLEY HEATH TRAIN STATION & MERRY HILL SHOPPING COMPLEX close by. This WELL ARRANGED & IMPRESSIVE BUNGALOW must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together with being IDEALLY SUITED for those wishing to DOWNSIZE, encompasses a GOOD SIZED & MOST APPEALING layout of accommodation with GAS CENTRAL HEATING from a recently installed Worcester Combination Boiler System. Comprising: Entrance Vestibule, Reception Hall, Spacious Well Fitted Dining Kitchen, Large Front Sitting Room, Two Well Proportioned Bedrooms, Modern Well Appointed House Bathroom, Veranda / Conservatory, Useful Utility Area & Guests Cloakroom / W.C. Furthermore this WONDERFUL BUNGALOW is set behind a DRIVEWAY which provides AMPLE OFF ROAD PARKING, has a Pretty Fore Garden and additionally has a SECLUDED REAR GARDEN which would be ideal for Alfresco Dining. Furthermore with Majority Double Glazing & Good Sized Garage.

ROOM DIMENSIONS

Entrance Vestibule

Reception Hall

Spacious Dining Kitchen - 4.18m x 3.62m (13'8" x 11'10")

(Measurements taken at widest available points)

Large Sitting Room - 3.62m x 3.55m (11'10" x 11'7")

(Measurements taken at widest available points)

Bedroom 1 - 3.91m x 3.6m (12'9" x 11'9")

(Measurements taken at widest available points)

Bedroom 2 - 2.31m x 2.11m (7'6" x 6'11")

Modern House Bathroom - 2.29m x 1.76m (7'6" x 5'9")

Veranda / Conservatory - 3.55m x 1.87m (11'7" x 6'1")

(Measurements taken at widest available points)

Useful Utility Area

Guests Cloakroom / W.C

OUTSIDE

Driveway

Fore Garden

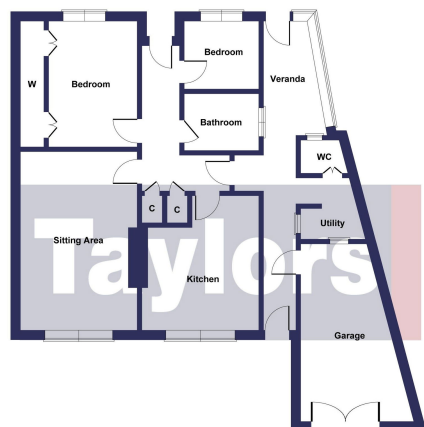
Large Garage

Secluded Rear Garden

EPC: D . Council Tax Band: D. 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.

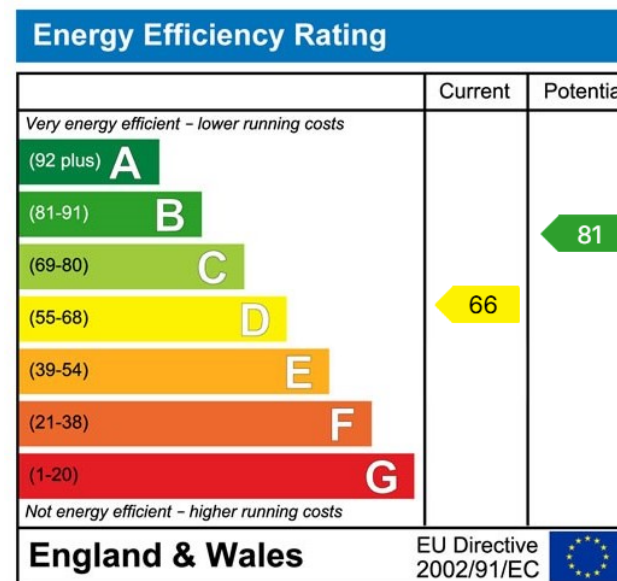


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- STEVENS PARK WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- MODERN WELL APPOINTED HOUSE BATHROOM
- INDIVIDUAL, INCREDIBLY SPACIOUS & SUPERBLY PROPORTIONED, DETACHED BUNGALOW RESIDENCE
- TWO WELL PROPORTIONED BEDROOMS
- DRIVEWAY & LARGE GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- MERRY HILL SHOPPING COMPLEX & A FANTASTIC RANGE OF LOCAL AMENITIES 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.