



Taylors

North View Drive, Brierley Hill, DY5 1LP

Offers In Region Of £385,000

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This INCREDIBLY SPACIOUS & SUBSTANTIALLY EXTENDED, FIVE BEDROOM, DETACHED RESIDENCE is superbly situated towards the head of this ADMIRER & SOUGHT AFTER Cul-De-Sac, and furthermore encompasses a WELL PROPORTIONED & VERY LARGE layout of accommodation with both Double Glazing & Gas Central Heating. Beautifully located within this DESIRABLE RESIDENTIAL LOCATION, this WONDERFUL PROPERTY is PERFECTLY SUITED for GROWING FAMILIES and together with being for sale with NO UPWARD CHAIN, has Merry Hill Shopping Complex, Russells Hall Hospital, Fens Pool Nature Reserve and a FANTASTIC RANGE of POPULAR SCHOOLING Close by. An EARLY VIEWING is ESSENTIAL if to appreciate the size of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Huge Through Lounge with Spacious Dining Area, Separate Dining Room / Further Reception Room, Guests Cloakroom, Stunning Re-Fitted Kitchen, Landing, Five Well Proportioned First Floor Bedrooms, Well Appointed Family Bathroom & Additional First Floor Shower Room. Furthermore with Block Paved Driveway which provides OFF ROAD PARKING & Secluded Rear Garden which would be ideal for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Incredibly Spacious Through Lounge with Dining Area - 7.81m x 4.51m (25'7" x 14'9")

Separate Dining Room / Further Reception Room - 3.64m x 2.53m (11'11" x 8'3")

Guests Cloakroom / W.C

Stunning Re-Fitted Kitchen - 4.4m x 2.88m (14'5" x 9'5")

FIRST FLOOR

Landing

Bedroom 1 - 3.88m x 2.64m (12'8" x 8'7")

Bedroom 2 - 2.98m x 2.58m (9'9" x 8'5")

Bedroom 3 - 2.53m x 2.52m (8'3" x 8'3")

Bedroom 4 - 2.56m x 2.18m (8'4" x 7'1")

Bedroom 5 - 2.36m x 2.09m (7'8" x 6'10")

House Bathroom - 2.35m x 1.71m (7'8" x 5'7")

Additional Shower Room - 1.61m x 1.52m (5'3" x 4'11")

OUTSIDE

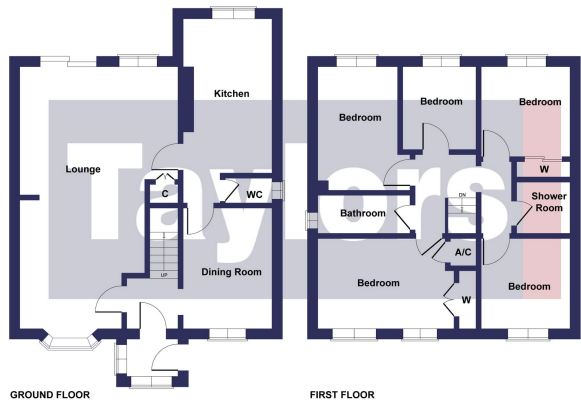
Block Paved Driveway

Lovely 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.

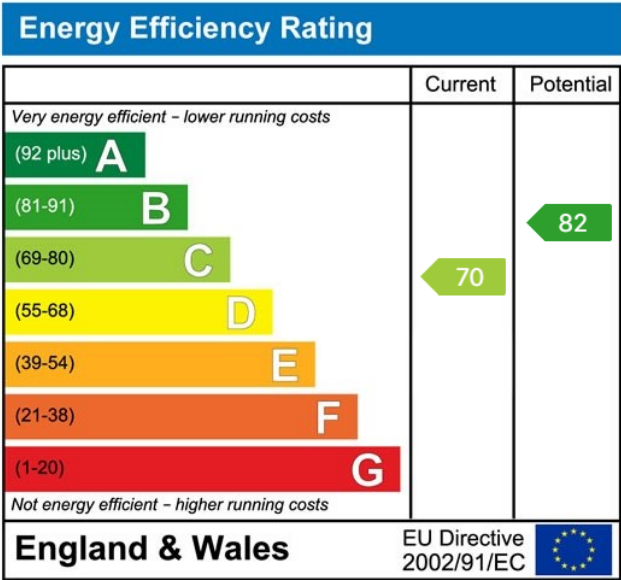


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- INCREDIBLY SPACIOUS & SUBSTANTIALLY EXTENDED, DETACHED RESIDENCE
- FIVE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING RE-FITTED KITCHEN
- GOOD RANGE OF POPULAR SCHOOLING WITHIN CLOSE PROXIMITY
- PERFECT FOR GROWING FAMILIES
- NO UPWARD CHAIN
- TWO WELL APPOINTED FIRST FLOOR BATHROOMS
- EXTREMELY DESIRABLE RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- FENS POOL NATURE RESERVE, MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL 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.