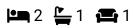


Taylors















This STUNNING & THOUGHTFULLY EXTENDED, MODERN STYLE, TWO BEDROOM, MID-TERRACE RESIDENCE is beautifully situated within this SOUGHT AFTER & ADMIRED Close, which is closely located to a fantastic range of LOCAL SCHOOLING & POPULAR AMENITIES (Such as Merry Hill Shopping Complex & Brockmoor High Street), and furthermore encompasses a STYLISHLY DECORATED & OPEN PLAN layout of accommodation, of which is IMMACULATELY MAINTAINED throughout. This VERY WELL PROPORTIONED PROPERTY offers an EXCITING OPPORTUNITY for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS to get onto the property ladder and together with being for sale with NO UPWARD CHAIN, in brief comprises: Entrance Porch, Stylish & Open Plan Lounge, Dining Area & Stunning Kitchen Area (Kitchen with Fantastic Range of Integrated Appliances), Landing, Two Well Proportioned First Floor Bedrooms & Modern Well Appointed House Shower Room. Furthermore with Off Road Parking, Gorgeous 'Ivory' Double Glazed Windows, Gas Central Heating from Combination Boiler System & Secluded Rear Garden which would be Ideal for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Stylish & OPEN PLAN Sitting Room, Dining Area & Stunning Kitchen Area - 8.54m x 3.96m (28'0" x 12'11")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.04m x 2.87m (9'11" x 9'4")

(Measurements taken at widest available points)

Bedroom 2 - 3.38m x 1.52m (11'1" x 4'11")

(Measurements taken at widest available points)

Luxury House Shower Room - 2.36m x 1.79m (7'8" x 5'10")

OUTSIDE

Off Road Parking

Secluded Rear Garden

EPC: C. Council Tax Band: B. 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.







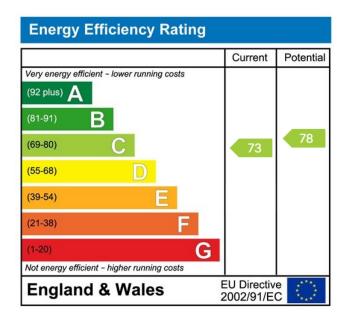
FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, crows and any other flems are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Such as the provided strictly and the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. The provided strictly are provided and the provided strictly and the provided s



- STUNNING & THOUGHTFULLY EXTENDED, MODERN STYLE, MID-TERRACE RESIDENCE
- GORGEOUS 'IVORY' DOUBLE GLAZED WINDOWS
- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- SECLUDED REAR GARDEN
- MERRY HILL SHOPPING COMPLEX CLOSE BY

- SUPERB OPEN PLAN LAYOUT
- GAS CENTRAL HEATING FROM COMBINATION BOILER SYSTEM
- STYLISH & OPEN PLAN LOUNGE, DINING AREA & STUNNING KITCHEN AREA
- SUPERBLY SITUATED WITHIN THIS SOUGHT AFTER CLOSE
- PERFECT FOR FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER



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. **FPC:** 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. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to 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 sh

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