



Taylors

Briars Close, Brierley Hill, DY5 3JW

Offers In Region Of £199,950

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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.



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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- 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

