



Taylors

Turner Drive, Brierley Hill, DY5 2LP

Offers In Region Of £180,000

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This BEAUTIFULLY PRESENTED & VERY WELL MAINTAINED, TWO BEDROOM, END-OF-TERRACE RESIDENCE is superbly situated on a FANTASTIC & ENVIABLE SIZED PLOT within this POPULAR RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of GOOD SCHOOLING & LOCAL AMENITIES (Such as Merry Hill Shopping Complex, Stourbridge Town Centre & Brierley Hill High Street) close by, and furthermore encompasses a NICELY PROPORTIONED & MOST APPEALING layout of accommodation with both Double Glazing & Gas Central Heating. This DECEPTIVELY SPACIOUS PROPERTY is attractively decorated throughout and together with offering FIRST TIME BUYERS an exciting opportunity to get onto the property ladder, has HUGE POTENTIAL to EXTEND to both the side & rear (subject to the usual planning permissions). An EARLY VIEWING is essential if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch / Hall, Stylish & Spacious Sitting Room, Attractive Well Fitted Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & Modern House Shower Room. Furthermore this DELIGHTFUL PROPERTY is complimented with a HUGE OUTSTANDING REAR GARDEN which is SECLUDED, has a VERY LARGE LAWN for GROWING FAMILIES and an initial Decking Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch / Hallway

Stylishly Decorated Lounge - 4.68m x 3.36m (15'4" x 11'0")

Modern Well Fitted Kitchen - 3.35m x 3.64m (10'11" x 11'11")

(measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.66m x 4.06m (12'0" x 13'3")

(measurements taken at widest available points)

Bedroom 2 - 2.72m x 3.04m (8'11" x 9'11")

Shower Room - 2.05m x 1.78m (6'8" x 5'10")

(measurements taken at widest available points)

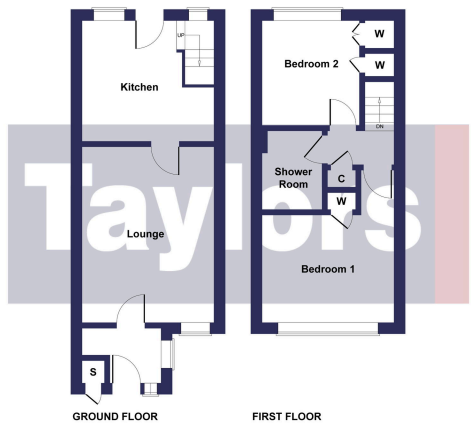
OUTSIDE

Huge & Secluded Rear Garden

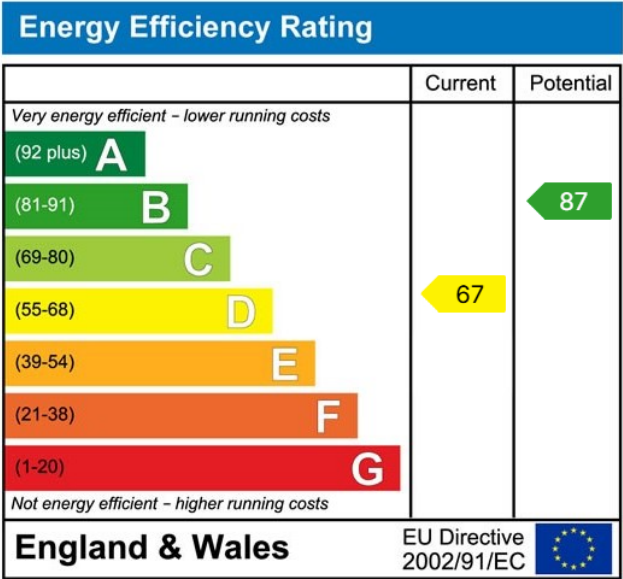
EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a low - very low risk of yearly flooding. Tenure: Freehold.



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- BEAUTIFULLY PRESENTED & VERY WELL MAINTAINED, END-OF-TERRACE RESIDENCE
- HUGE & OUTSTANDING REAR GARDEN
- MODERN WELL FITTED KITCHEN
- PERFECT FOR FIRST TIME BUYERS
- FANTASTIC POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EARLY VIEWING ESSENTIAL
- WELL APPOINTED HOUSE BATHROOM
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- MERRY HILL SHOPPING COMPLEX 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.