



Taylors

Waterfall Road, Amblecote, Brierley Hill, DY5 2QP

Offers Over £240,000

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This BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED, DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which is centrally located to both STOUBRIDGE & BRIERLEY HILL TOWN CENTRES combined with an EXTENSIVE range of AMENITIES, TRANSPORT LINKS & POPULAR SCHOOLING and furthermore offers a VERY WELL PROPORTIONED & MOST APPEALING LAYOUT of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS. This GOOD SIZED PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and in brief comprises: Reception Hall, Attractive Lounge, Modern Well Fitted Kitchen with Dining Area, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed White Suite House Bathroom. Furthermore with Double Glazing, Gas Central Heating, Large Driveway which provides AMPLE OFF ROAD PARKING & Secluded Rear Garden. Tenure: Freehold.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Lounge

12' 10" x 11' 0" (3.91m x 3.35m)

Modern Well Fitted Dining Kitchen

17' 4" x 7' 5" (5.28m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1

10' 7" x 10' 0" (3.22m x 3.05m)

Bedroom 2

10' 0" x 9' 10" (3.05m x 2.99m)

Bedroom 3

7' 0" x 6' 10" (2.13m x 2.08m)

White Suite House Bathroom

7' 5" x 6' 10" (2.26m x 2.08m)

OUTSIDE

Large Driveway

Secluded Rear Garden

ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

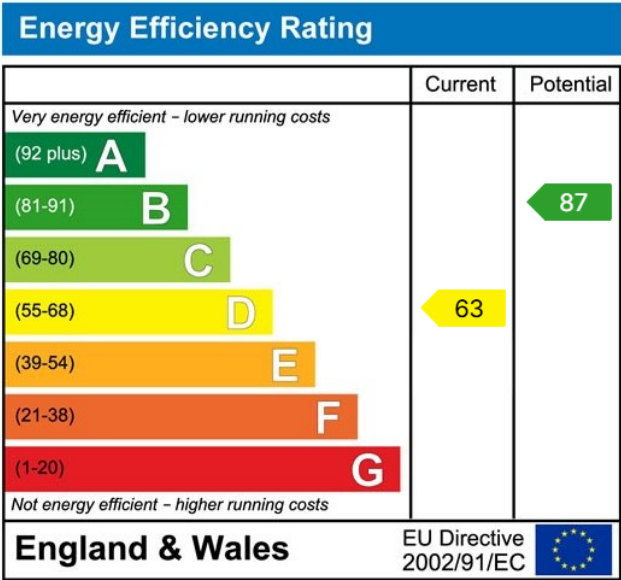
EPC: D / Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: Standard.





Measurements are approximate. Not to scale. Illustrative purposes only.
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- SECLUDED & LOW MAINTENANCE REAR GARDEN
 - MODERN WELL FITTED KITCHEN WITH DINING AREA
 - DOUBLE GLAZING & GAS CENTRAL HEATING
 - IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
 - BEAUTIFULLY PRESENTED & IMMACULATLY MAINTAINED, DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
 - WELL APPOINTED WHITE SUITE HOUSE BATHROOM
 - LARGE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
 - EARLY VIEWING ESSENTIAL
 - EXCELLENT RANGE OF AMENITIES, SCHOOLING & TRANSPORT LINKS CLOSE BY



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