



Taylors

Morris Court, Brierley Hill, DY5 3QB

Offers In Region Of £220,000

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A STUNNING, EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, FOUR BEDROOM, THREE STOREY TOWNHOUSE pleasantly situated within this POPULAR & MODERN DEVELOPMENT, and furthermore encompassing an IMMACULATELY MAINTAINED & EXTREMELY DECEPTIVE layout of accommodation with both Double Glazing & Gas Central Heating (Gas Central Heating from a recently Installed Worcester Combination Boiler System). This BEAUTIFULLY PROPORTIONED PROPERTY offers a WONDERFUL OPPORTUNITY for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a GORGEOUS PROPERTY which is 'Turn Key Ready', Stylishly Decorated throughout and all together offers the IDEAL COMBINATION of contemporary living, deceptively spacious accommodation and a hugely CONVENIENT residential location. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hall, Guests Cloakroom / W.C, Stunning Re-Fitted Kitchen with Integrated Appliances, Stylishly Decorated Sitting Room, First Floor Landing, Two Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Bathroom. To the Top / Second Floor, there are Two FURTHER BEDROOMS with the Master Bedroom having a Modern En-Suite Shower Room. Furthermore this SUPERB FAMILY HOME has both Allocated & Visitor Off Road Parking and Well Maintained Communal Gardens & Grounds.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Stunning Well Fitted Kitchen - 4.15m x 3.51m (13'7" x 11'6")

Stylish Sitting Room - 4.64m x 2.66m (15'2" x 8'8")

Guests Cloakroom / W.C

FIRST FLOOR

First Floor Landing

Bedroom 4 - 2.6m x 2.06m (8'6" x 6'9")

Bedroom 3 - 4.67m x 2.65m (15'3" x 8'8")

Luxury House Bathroom - 1.93m x 1.82m (6'3" x 5'11")

SECOND / TOP FLOOR

Second Floor Landing

Bedroom 2 - 4.62m x 3.12m (15'1" x 10'2")

Bedroom 1 - 4.66m x 2.78m (15'3" x 9'1")

En-Suite Shower Room - 1.93m x 1.32m (6'3" x 4'3")

OUTSIDE

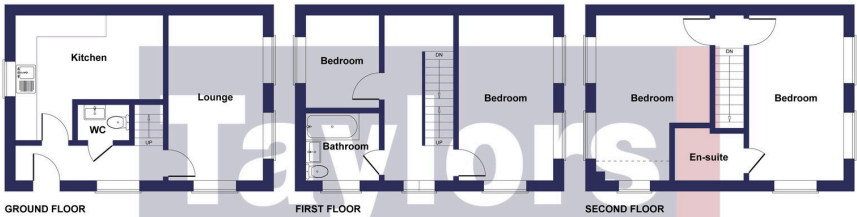
Allocated & Visitor Off Road Parking

Communal Gardens & Grounds

EPC: C. Council Tax Band: B. 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: The property is Leasehold with 78 years remaining on the lease & an annual service charge of £2088 per year (this must be checked by any potential buyers conveyancing solicitor / surveyor).

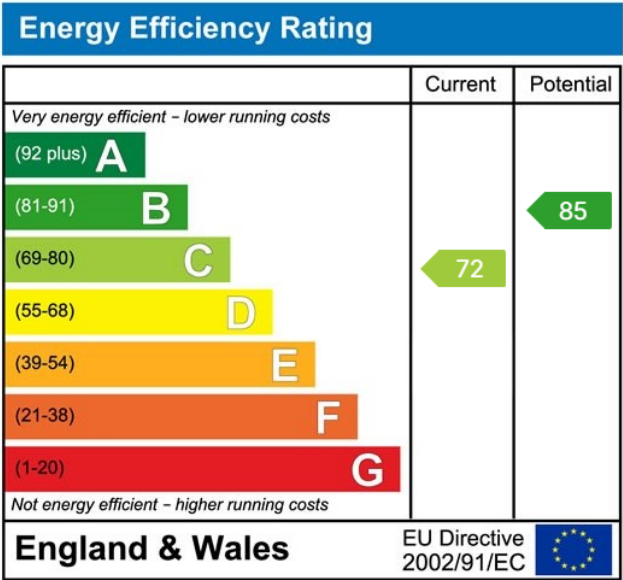


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- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- STUNNING RE-FITTED KITCHEN
- FOUR WELL PROPORTIONED BEDROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- STYLISHLY DECORATED LIVING ROOM
- EARLY VIEWING ADVISED
- GOOD RANGE OF LOCAL AMENITIES (SUCH AS 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.