



Taylors

Rookery Avenue, Brierley Hill, DY5 3NN

Offers In Region Of £195,000

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A BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an GOOD SIZED & DELIGHTFULLY IMPROVED layout of accommodation with both Double Glazing & Gas Central Heating from an Ideal Combination Boiler System. This VERY WELL PROPORTIONED PROPERTY is immaculately MAINTAINED throughout and furthermore offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING opportunity to get onto the property ladder and to purchase a WONDERFUL FAMILY HOME which is 'Turn-Key-Ready', Attractively Decorated Throughout and all together offers a FANTASTIC COMBINATION of modern living, spacious accommodation and a hugely CONVENIENT residential location. The PROPERTY is situated within the POPULAR AREA of Brierley Hill, which has a FANTASTIC RANGE of Schooling, Local Amenities (Such as Merry Hill Shopping Complex) & Regular Transport Links close by, together with being centrally located to Kingswinford Village, Brierley Hill High Street & Stourbridge Town Centre. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Entrance Hallway, Modern Well Fitted Dining Kitchen, Attractive Dual Aspect Sitting Room, Luxury Well Appointed Shower Room, Landing, Three Well Proportioned First Floor Bedrooms & First Floor W.C. Furthermore this LOVELY PROPERTY is set behind an Impressive Block Paved Driveway which provides OFF ROAD PARKING and additionally has a Beautifully Landscaped Rear Garden which has an Astro Turf Lawn and Initial Patio Area for Alfresco Dining & Entertaining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Modern Well Fitted Dining Kitchen - 5.14m x 2.88m (16'10" x 9'5")

Attractive Dual Aspect Sitting Room - 4.63m x 3.38m (15'2" x 11'1")

Luxury Shower Room - 1.97m x 1.59m (6'5" x 5'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 2.5m (12'1" x 8'2")

Bedroom 2 - 4.42m x 2.44m (14'6" x 8'0")

Bedroom 3 - 2.46m x 2.12m (8'0" x 6'11")

First Floor W.C

OUTSIDE

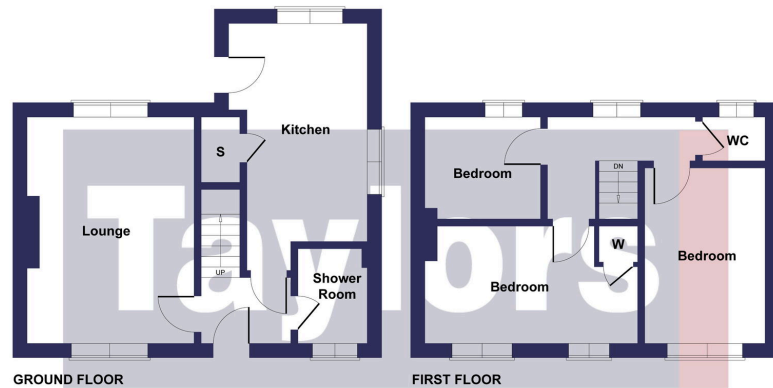
Impressive Block Paved Driveway

Lovely Astro Turf Rear Garden

EPC: C. 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 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).

- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- MODERN WELL FITTED DINING KITCHEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- IMPRESSIVE BLOCK PAVED DRIVEWAY
- ATTRACTIVELY LANDSCAPED ATRO TURF REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ADVISED
- BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- EXTENSIVE RANGE OF AMENITIES (SUCH AS MERRY HILL SHOPPING COMPLEX) CLOSE BY



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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