



**Taylors**



Walker Avenue, Brierley Hill, DY5 2LZ

Offers In Region Of £270,000

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A WONDERFULLY EXTENDED & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a RELATIVELY SPACIOUS & GOOD SIZED layout of accommodation with Double Glazing & Gas Central Heating. The ATTRACTIVELY PRESENTED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers an EXCITING OPPORTUNITY to purchase a WONDERFUL PROPERTY which is 'Turn-Key-Ready', Nicely Maintained throughout and all together offers the IDEAL COMBINATION of modern living, EXTENDED GROUND FLOOR ACCOMMODATION and a hugely convenient & popular residential location. This WELL ARRANGED FAMILY HOME is located within the SOUGHT AFTER AREA of Caledonia, Brierley Hill and has an EXCELLENT RANGE of LOCAL AMENITIES (Such as Merry Hill Shopping Complex), DESIRABLE SCHOOLING & Regular Transport Links (Such as Lye & Stourbridge Junction Train Stations) close by, together with being centrally located to both Stourbridge & Brierley Hill Town Centres - both of which have a fantastic array of shops, takeaways, restaurants and eateries. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Spacious Reception Hall, Attractive Sitting Room with Extended Dining Area, Well Fitted Breakfast Kitchen, Separate Dining Room / Further Reception Room, Landing, Three Large First Floor Bedrooms (Master with Comprehensive Range of Fitted Wardrobes) & Well Appointed Four Piece Suite House Bathroom. Furthermore with Impressive Driveway which provides OFF ROAD PARKING & Lovely Rear Garden with Good Sized Lawn & Initial Patio Area for Alfresco Dining.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Spacious Reception Hall

**Spacious Lounge** - 5.1m x 3.33m (16'8" x 10'11")

**Extended Dining Area** - 2.82m x 2.45m (9'3" x 8'0")

**Good Sized Breakfast Kitchen** - 5.06m x 2.01m (16'7" x 6'7")

**Further Reception Room** - 4.1m x 2.33m (13'5" x 7'7")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.15m x 3.04m (10'4" x 9'11")

**Bedroom 2** - 3.81m x 2.5m (12'6" x 8'2")

**Bedroom 3** - 2.83m x 1.96m (9'3" x 6'5")

**Four Piece Suite Bathroom** - 3.13m x 1.69m (10'3" x 5'6")

### OUTSIDE

#### Driveway

#### Lovely Rear Garden

EPC: C. Council Tax Band: C. 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 medium (Surface water) - very low (Rivers and the sea) risk of yearly flooding. Tenure: Freehold.



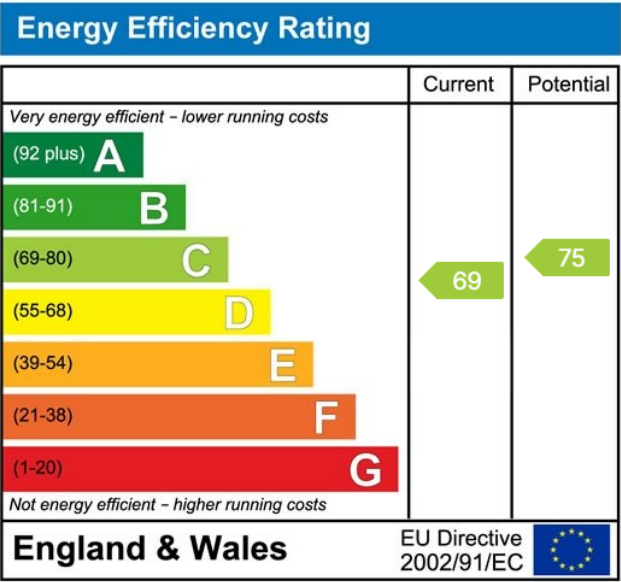


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- WONDERFULLY EXTENDED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- EXTREMELY SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE WITH EXTENDED DINING AREA
- GOOD RANGE OF POPULAR SCHOOLING CLOSE BY
- CENTRALLY LOCATED TO BOTH STOURBRIDGE & BRIERLEY HILL TOWN CENTRES
- THREE LARGE FIRST FLOOR BEDROOMS
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- WELL APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- EARLY VIEWING ESSENTIAL
- LOVELY REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING



**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.