



Taylors

Orchard Street, Brierley Hill, DY5 1PL

Offers In Region Of £165,000

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This THOUGHTFULLY EXTENDED & VERY WELL MAINTAINED, PLEASANTLY DECORATED, TWO BEDROOM, SEMI-DETACHED HOME enjoys a LOVELY ELEVATED POSITION within this ESTABLISHED ADDRESS which has an excellent range of transport links & local amenities (such as MERRY HILL SHOPPING CENTRE & RUSSELLS HALL HOSPITAL) close by and furthermore encompasses a MOST APPEALING & DECEPTIVELY SPACIOUS layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This GOOD SIZED PROPERTY would make a truly lovely home for FIRST TIME BUYERS or YOUNG FAMILIES looking to get onto the property ladder and in brief comprises: Entrance Hall, Pleasant Lounge, Rear Dining Room, Fantastic Well Fitted Kitchen, Guests Cloakroom / W.C, Landing, Two Large First Floor Bedrooms, Well Appointed House Shower Room, Fore Garden, Pretty Rear Garden, Gas Central Heating from a recently installed boiler & GOOD SIZED GARAGE TO REAR!

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Pleasant Sitting Room - 4.04m x 3.96m (13'3" x 13'0")

Separate Dining Room - 4.14m x 2.13m (13'7" x 7'0")

Guests Cloakroom / W.C

Well Fitted Kitchen - 3.81m x 1.85m (12'6" x 6'1")

FIRST FLOOR

Landing

Bedroom 1 - 5.03m x 2.97m (16'6" x 9'9")

Bedroom 2 - 3.12m x 2.77m (10'3" x 9'1")

Re-Appointed House Shower Room

OUTSIDE

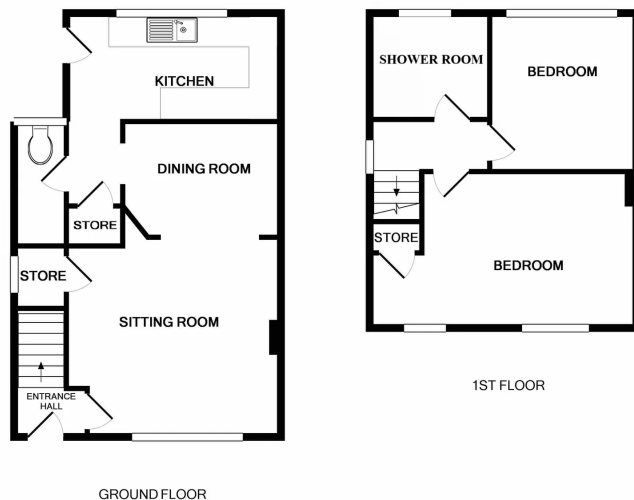
Fore Garden

Pretty Rear Garden

Good Sized Garage

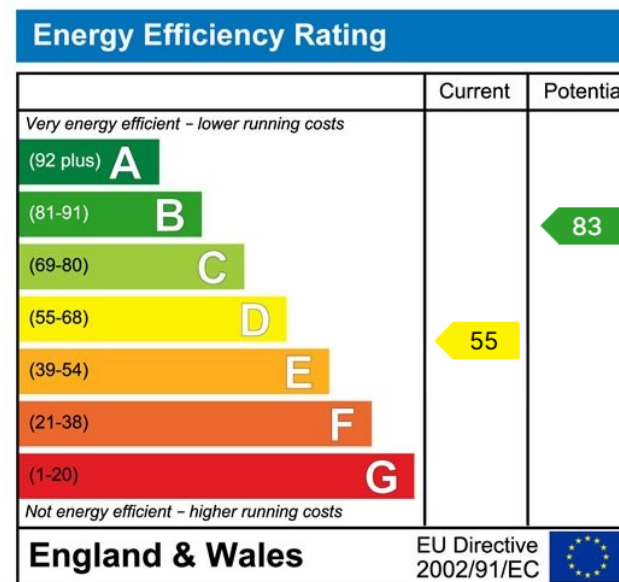
EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





ORCHARD ST, DY5 1PL
Measurements are approximate. Not to scale. Illustrative purposes only
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- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GARAGE TO THE REAR
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ADVISED
- TWO CHARMING RECEPTION ROOMS
- PRETTY REAR GARDEN
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL CLOSE BY
- THOUGHTFULLY EXTENDED & VERY WELL MAINTAINED, PLEASANTLY DECORATED, SEMI-DETACHED HOME



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