medpnillia TolyeTIIII

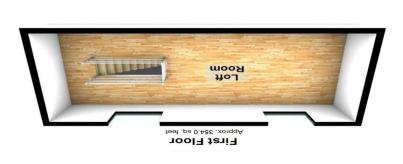
EXECUTE A MISREPRESENTATION ACT 1979

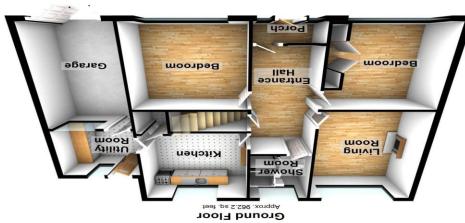
THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

ANY INTERESTED PRRTIES CONCERNED ABOUT BANY OF THE RBOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRES PRIOR TO MAKING BANY TRANSACTIONAL DECISION.

- where a property of the proper
 - Photographic images will contain items that may be excluded from the sale. Only items specifically mentioned in theses details are included in the sale price.
 - as bne sevosie innosce of in sakat year dhick strammanseam murmixem afit ylliausu aris bne yllo dance fun dalcated for billiar aris broad with the most arise in a fun and a fun arise fun
 - their own professionals to make such enquiries before making any transactional decisions.
- The property details have been prepared with care, are believed to be correct, and have (where appropriate) been approved by the vendors. They are intended as a guide only and do not constitute part or all of an offer or contract.

Total area: approx. 1316.2 sq. feet





Floor Plan





9 The Goss, Brierley Hill, West Midlands, DY5 2TS

Offers in the Region Of £159,950



OVERVIEW

A WELL DESIGNED and individual DETACHED BUNGALOW with TWO DOUBLE BEDROOMS and a LARGE LOFT ROOM! The property has OFF ROAD PARKING and a side GARAGE. The property is situated very close to the canal providing PICTURESQUE CANALSIDE WALKS and an array of public houses to use as you wish. Also a just a short distance away is the Merry Hill shopping centre with its abundance of shops and amenities. With NO UPWARD CHAIN this property is most definitely WORTH A VIEWING. EPC=F



DESCRIPTION

The property is entered via a porch with a further entrance door in to the spacious hallway which provides access to all the main rooms of the property. Directly opposite one another are the two double bedrooms, both with double glazed windows to the front elevation and with one of the bedrooms having a useful and good sized built in wardrobe. The living room is of good proportion with a feature fireplace and double glazed window to the rear elevation. Situated at the top of the hallway is the shower room with a walk in shower, low level wc, a vanity unit with a wash hand basin and an airing cupboard. Tidily positioned behind a door off the hallway is a staircase to the loft room which provides a very convenient space for a variety of uses. Currently, with wood flooring and two velux windows this space is the full width of the bungalow! The kitchen is also a good size with a double glazed window to the rear, sink with drainer unit and a pantry adding extra storage. A side door leads out







ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL 15' 7" x 6' 4" (4.76m x 1.94m)

LIVING ROOM 14' 11" x 11' 0" (4.54m x 3.35m)

KITCHEN 12' 2" x 10' 11" (3.71m x 3.34m)

BEDROOM 11' 6" x 10' 11" (3.50m x 3.34m)

BEDROOM 11' 0" x 11' 6" (3.36m x 3.50m)

SHOWER ROOM 8' 2" x 6' 4" (2.48m x 1.92m) UTILITY ROOM 7' 5" x 7' 3" (2.27m x 2.21m)

LOFT ROOM 29' 2" x 12' 1" (8.89m x 3.69m)

GARAGE 14' 11" x 8' 3" (4.54m x 2.51m)

REAR GARDEN





Energy Performance Ratings

