



Taylor's

Acres Road, Brierley Hill, DY5 2XS

Offers In Region Of £250,000

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An IMPROVING & RATHER HANDSOME, THREE BEDROOM, DETACHED RESIDENCE residing in this PREMIUM & ESTABLISHED residential location and furthermore requiring significant UPDATING & MODERNISATION, yet offering HUGE POTENTIAL to create a wonderful FAMILY HOME. This property is available for sale with NO UPWARD CHAIN and because of the comprehensive works required, would most likely need to be sold to CASH BUYERS. The accommodation on offer has Gas Central Heating (Not Tested), a Combination of Single & Double Glazed Windows and altogether represents an EXCITING & FANTASTIC opportunity for investors or BUILDERS to put their own stamp on this IMPRESSIVE PROPERTY. An EARLY VIEWING is ESSENTIAL if to appreciate the POTENTIAL of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Three Reception Rooms, Kitchen Area, Utility, Ground Floor Wet Room, Landing, Three Large & Well Proportioned First Floor Bedrooms and Spacious House Bathroom. Externally, the property boasts a LARGE & ENVIABLE plot and has extensive gardens, a GOOD SIZED DRIVEWAY which provides off-road parking for numerous vehicles and SIZEABLE GARAGE. As mentioned, the property is available for sale to CASH BUYERS ONLY and to request a viewing, please get in touch with our Brierley Hill Office. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

ROOM DIMENSIONS

GROUND FLOOR

Porch & Reception Hall

Reception Room 1 - 4.89m x 3.3m (16'0" x 10'9")

(Measurements taken at widest available points)

Reception Room 2 - 3.26m x 3.17m (10'8" x 10'4")

Reception Room 3 - 3.63m x 2.26m (11'10" x 7'4")

Kitchen Area (No Kitchen Units, Sink or Cooking Facilities) - 3.4m x 3.27m (11'1" x 10'8")

Utility - 2.49m x 1.52m (8'2" x 4'11")

Ground Floor Wet Room

FIRST FLOOR

Bedroom 1 - 4.08m x 3.26m (13'4" x 10'8")

Bedroom 2 - 3.96m x 3.33m (12'11" x 10'11")

Bedroom 3 - 2.99m x 2.29m (9'9" x 7'6")

Spacious House Shower Room - 3.21m x 2.42m (10'6" x 7'11")

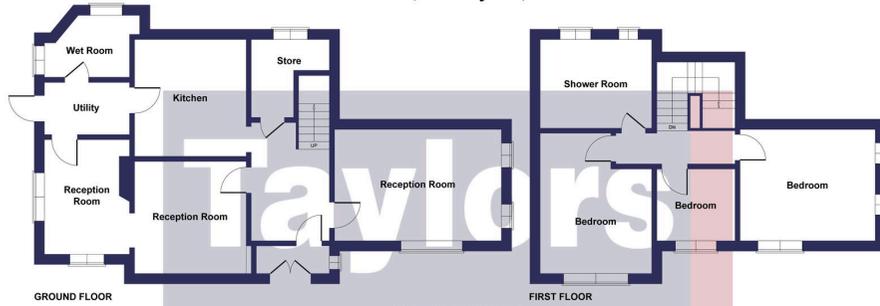
OUTSIDE

Extensive Gardens, Large Driveway & Good Sized Garage

EPC: D. Council Tax Band: E. All main services connected YET the selling agents would suggest for all of which to be tested. Construction: The property is of a standard construction type but some of the windows units have no glass / 'panes' in them & we believe part of the property may have been underpinned (this must be checked by any potential buyers conveyancing solicitor / surveyor).

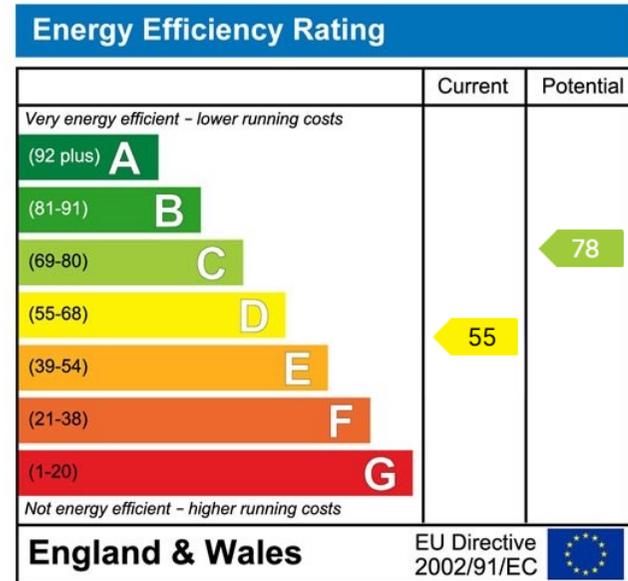


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FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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).

- IMPOSING & INCREDIBLY HANDSOMBE, UNIQUE, DETACHED RESIDENCE
- NO UPWARD CHAIN
- IN NEED OF COMPLETE MODERNISATION & REFURBISHMENT
- CASH BUYERS ONLY
- HUGE POTENTIAL TO CREATE A WONDERFUL HOME
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- LARGE PLOT WITH EXTENSIVE DRIVEAWAY & SIZEABLE GARAGE
- STEVENS PARK WITHIN WALKING DISTANCE
- MERRY HILL SHOPPING COMPLEX & A GOOD RANGE OF POPULAR SCHOLING CLOSE BY
- THREE RECEPTION ROOMS & THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS



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.