



**Taylor's**

# Kerry Close, Brierley Hill, DY5 3YW

Offers In Region Of £237,500

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A VERY WELL PRESENTED & THOUGHTFULLY ENLARGED, THREE BEDROOM, SEMI-DETACHED RESIDENCE delightfully situated on a GOOD SIZED PLOT within this ADMIRABLE & POPULAR Close, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This SUPERBLY PROPORTIONED PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a WONDERFUL FAMILY HOME, which is NICELY MAINTAINED throughout and altogether provides the IDEAL COMBINATION of Modern Living, Turn-Key Accommodation & a Hugely Desirable Residential Location. 'Kerry Close' is a SOUGHT AFTER Cul-De-Sac, which forms part of this POPULAR RESIDENTIAL AREA, which has an OUTSTANDING RANGE of GOOD SCHOOLING & Regular Transport Links close by, together with having a FANTASTIC ARRAY of Local Amenities close by. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Spacious Reception Hall, Large L-Shaped Lounge with Dining Area, Modern Well Fitted Kitchen, Delightful Double Glazed Conservatory Addition, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Shower Room. Externally with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage and Good Sized Rear Garden with Well Maintained Lawn & Patio Areas for Alfresco Dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

## GROUND FLOOR

### Reception Hall

**Incredibly Spacious L-Shaped Lounge with Dining Area** - 5.45m x 4.79m (17'10" x 15'8")

**Modern Well Fitted Kitchen** - 3.01m x 1.74m (9'10" x 5'8")

**Delightful Conservatory Addition** - 3.72m x 2.6m (12'2" x 8'6")

## FIRST FLOOR

### Landing

**Bedroom 1** - 3.92m x 2.93m (12'10" x 9'7")

**Bedroom 2** - 3.68m x 2.95m (12'0" x 9'8")

**Bedroom 3** - 3.05m x 1.74m (10'0" x 5'8")

### Luxury House Shower Room

## OUTSIDE

**Impressive Block Paved Driveway**

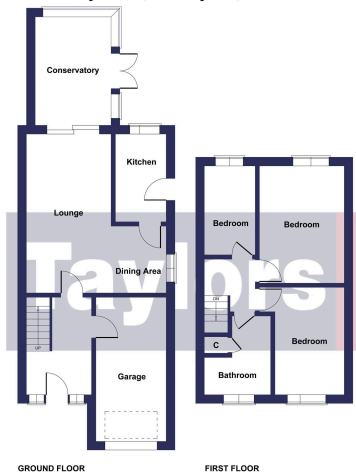
**Garage**

**Large & Well Maintained Rear Garden**

EPC: C. Council Tax Band: B. 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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

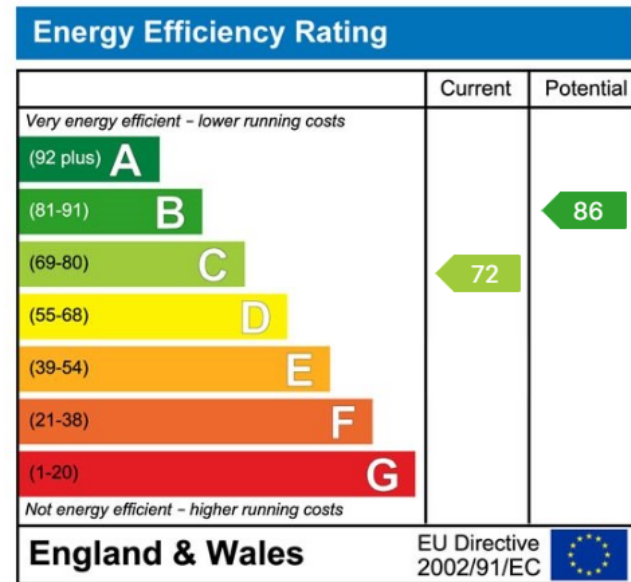


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 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 omissions. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- VERY WELL PRESENTED & THOUGHTFULLY ENLARGED, SEMI-DETACHED RESIDENCE
- MODERN WELL FITTED KITCHEN
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- LARGE & WELL MAINTAINED REAR GARDEN
- EXCELLENT RANGE OF SCHOOLING CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- INCREDIBLY SPACIOUS L-SHAPED LOUNGE DINER
- EXTREMELY DESIRABLE RESIDENTIAL LOCATION
- CLOSELY LOCATED TO MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL
- IMPRESSIVE BLOCK PAVED DRIVEWAY & GARAGE



**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.