



Taylors

Rodway Close, Brierley Hill, DY5 2NB

Offers In Region Of £240,000

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A DELIGHTFULLY PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING LAYOUT of accommodation with Gas Central Heating & Gas Central Heating. This VERY WELL ARRANGED PROPERTY is ideally suited for YOUNG FAMILIES or FIRST TIME BUYERS looking to purchase a LOVELY FAMILY HOME, which is NICELY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Family Living, 'Turn-Key' Accommodation and a CONVENIENT RESIDENTIAL LOCATION. 'Rodway Close' forms part of the SOUGHT AFTER 'Caledonia' estate, located within the POPULAR Market Town of Brierley Hill, which provides an EXTENSIVE RANGE of Regular Transport Links, GOOD SCHOOLING & Local Amenities. An EARLY VIEWING is ESSENTIAL of to appreciate the accommodation on offer, which in brief comprises: Spacious Reception Hall, Attractive Sitting Room, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Shower Room. Externally with Driveway which provides OFF ROAD PARKING, Garage and Secluded Rear Garden which is Low Maintenance & Ideal for Alfresco Dining. Potential Buyers would also like to be reminded that this property is being sold with the added advantage of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Spacious Reception Hall

Pleasant Sitting Room - 5.1m x 3.34m (16'8" x 10'11")

Modern Well Fitted Kitchen - 4.36m x 1.99m (14'3" x 6'6")

FIRST FLOOR

Landing

Bedroom 1 - 3.16m x 3.1m (10'4" x 10'2")

Bedroom 2 - 3.71m x 2.51m (12'2" x 8'2")

Bedroom 3 - 2.79m x 1.85m (9'1" x 6'0")

House Shower Room - 3.13m x 1.71m (10'3" x 5'7")

OUTSIDE

Driveway

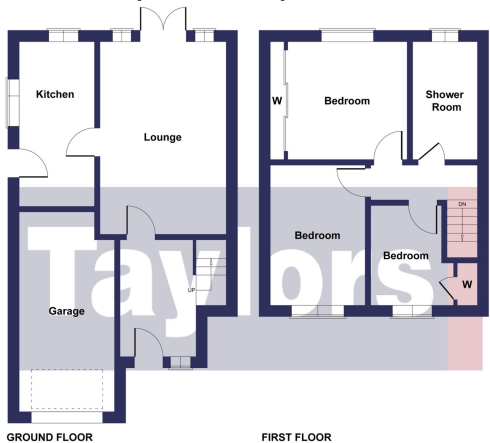
Garage

Low Maintenance 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 very low 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).

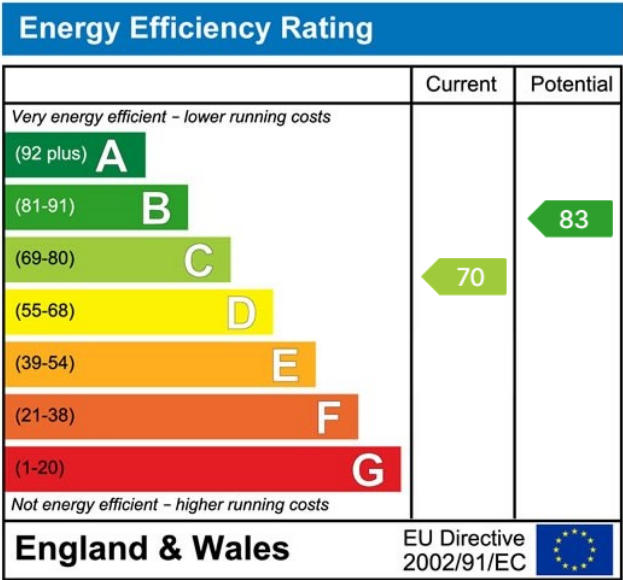


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FOR GUIDE PURPOSES ONLY:
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- NICELY MAINTAINED & DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- THREE DELIGHTFULLY PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- EARLY VIEWING ADVISED
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- ATTRACTIVE WELL APPOINTED HOUSE SHOWER ROOM
- EXCELLENT RANGE OF GOOD SCHOOLING & REGULAR TRANSPORT LINKS CLOSE BY
- LOCAL AMENITIES SUCH AS MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY



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.