



Taylor's

North View Drive, Brierley Hill, DY5 1LP

Offers In Region Of £275,000

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This TREMENDOUSLY SPACIOUS & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE has NO UPWARD CHAIN and is beautifully situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has Fens Pool Nature Reserve within walking distance, and furthermore encompasses a SUPERBLY PROPORTIONED & MOST APPEALING layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This WELL ARRANGED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a GOOD SIZED FAMILY HOME within this POPULAR ADDRESS, which has a FANTASTIC RANGE of GOOD SCHOOLING, Regular Transport Links & Local Amenities close by. Comprising: Entrance Porch, Hallway, Spacious Sitting Room, Dining Kitchen, Utility Room, Guests Cloakroom / W.C, Conservatory, Separate Dining Room / Office, Landing, Three LARGE & Well Proportioned First Floor Bedrooms & Stunning Re-Appointed Four Piece Suite House Bathroom. Furthermore with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Gas Central Heating, Majority Double Glazing & Secluded Rear Garden

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch

Hallway

Spacious Sitting Room - 4.75m x 3.58m (15'7" x 11'8")

Dining Kitchen - 4.49m x 3.05m (14'8" x 10'0")

Utility Room - 4.18m x 2.28m (13'8" x 7'5")

Guests Cloakroom / W.C

Conservatory - 3.34m x 3.1m (10'11" x 10'2")

Dining Room / Office - 4.77m x 2.28m (15'7" x 7'5")

FIRST FLOOR

Landing

Bedroom 1 - 4.37m x 4.55m (14'4" x 14'11")

Bedroom 2 - 3.95m x 2.3m (12'11" x 7'6")

Bedroom 3 - 2.99m x 2.62m (9'9" x 8'7")

Stunning Four Piece Suite House Bathroom - 3.96m x 2.11m (12'11" x 6'11")

OUTSIDE

Impressive Driveway & Secluded Rear Garden

EPC: D. Council Tax Band: C. 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).

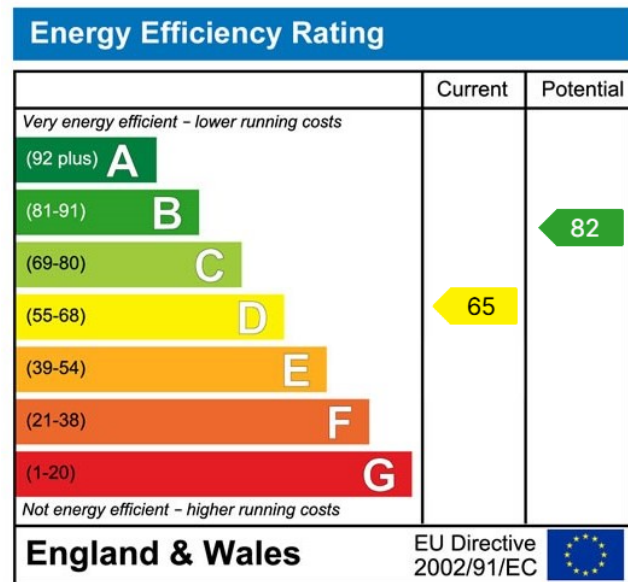


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- TREMENDOUSLY SPACIOUS & THOUGHTFULLY ENLARGED, DETACHED RESIDENCE
- STUNNING RE-APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- FENS POOL NATURE RESERVE WITHIN WALKING DISTANCE
- IMPRESSIVE TARMAC DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- IDEAL FOR GROWING FAMILIES
- THREE LARGE FIRST FLOOR BEDROOMS
- LOVELY & SECLUDED REAR GARDEN
- DINING KITCHEN & SEPARATE UTILITY ROOM
- RUSSELLS HALL HOSPITAL & MERRY HILL SHOPPING COMPLEX CLOSE BY
- CONSERVATORY



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.