



Taylors

Bent Street, Brierley Hill, DY5 1RB

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A VERY WELL PRESENTED & INCREDIBLY SPACIOUS, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE superbly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an EXTREMELY DECEPTIVE THREE STOREY layout of accommodation with both Double Glazing & Gas Central Heating. This NICELY PROPORTIONED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a CHARMING & LOVELY HOME, which is PLEASANTLY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Characterful Living, Deceptively Spacious Accommodation & a Hugely Convenient Residential Location. 'Bent Street' forms part of the DESIRABLE Market Town of Brierley Hill, which has an EXCELLENT RANGE of Regular Transport Links, Local Schooling & FANTASTIC AMENITIES (Such as Brierley Hill High Street & Merry Hill Shopping Complex) close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Attractive Sitting Room, Separate Spacious Dining Room / Further Reception Room, Well Fitted Breakfast Kitchen, First Floor Landing, Two Well Proportioned First Floor Bedrooms, Well Appointed House Bathroom, Second / Top Floor Landing, Spacious Top Floor / Third Bedroom & Useful Study. Externally with Low Maintenance Frontage and Lovely & Secluded Cottage Style Rear Garden with Well Maintained Lawn, Initial Patio Area for Alfresco Dining & useful Shed / Outbuilding.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch

Attractive Sitting Room - 3.97m x 3.58m (13'0" x 11'8")

Separate Spacious Dining Room - 5.01m x 3.62m (16'5" x 11'10")

Well Fitted Breakfast Kitchen - 6.36m x 1.86m (20'10" x 6'1")

FIRST FLOOR

First Floor Landing

Bedroom 1 - 3.98m x 3.53m (13'0" x 11'6")

Bedroom 2 - 2.69m x 2.53m (8'9" x 8'3")

Well Appointed House Bathroom - 2.88m x 1.86m (9'5" x 6'1")

TOP / SECOND FLOOR

Second / Top Floor Landing

Bedroom 3 - 3.53m x 3.28m (11'6" x 10'9")

Study - 3.19m x 3.16m (10'5" x 10'4")

OUTSIDE

Low Maintenance Frontage

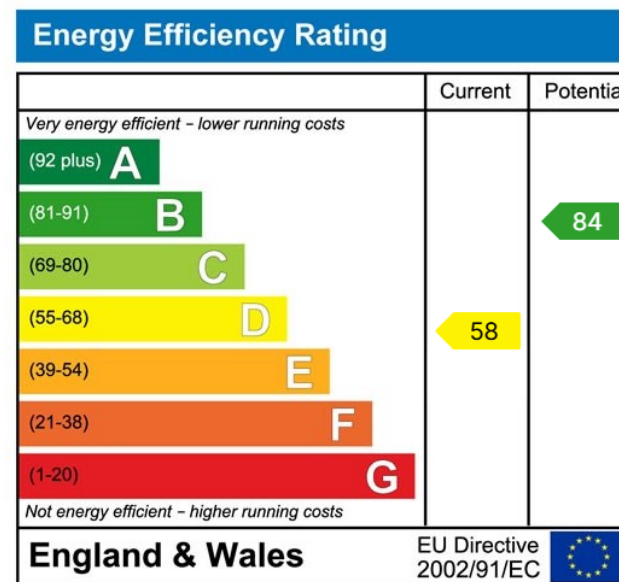
Lovely Cottage Style Rear Garden

EPC: D. 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. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).





- VERY WELL PRESENTED & INCREDIBLY SPACIOUS, END-OF-TERRACE RESIDENCE
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- LOVELY & SECLUDED COTTAGE STYLE REAR GARDEN
- CONVENIENTLY PLACED FOR BRIERLEY HILL HIGH STREET
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- THREE WELL PROPORTIONED BEDROOMS & ADDITIONAL STUDY
- WELL FITTED BREAKFAST KITCHEN
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- THREE STOREY LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING



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.