



Taylor's

Church Hill, Brierley Hill, DY5 3PY

Offers In Region Of £375,000

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A UNIQUE & HIGHLY INDIVIDUAL, ELEGANT, VICTORIAN STYLE, FOUR BEDROOM, CHARACTER RESIDENCE enjoying a GORGEOUS & ELEVATED POSITION within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY DECEPTIVE & SUPERBLY PROPORTIONED THREE STOREY layout of accommodation with Gas Central Heating & Majority Double Glazing. An early viewing is ESSENTIAL if so to appreciate the accommodation on offer, which in brief is seen to comprise: Front Entrance Porch, Impressive Reception Hall, Attractive Bay Fronted Sitting Room, Separate Dining Room, Breakfast Room, Delightful Well Fitted Kitchen, Further Rear Porch, Cellar offering useful storage space, First & Second Floor Landings, Four Very Well Proportioned Bedrooms and Gorgeous Well Appointed Five Piece Suite House Bathroom. Externally with Driveway which provides OFF ROAD PARKING, Garage, Work shop / Summerhouse, Green Oak Framed Woodstore and Beautiful & Established Surrounding Gardens which have Well Maintained Lawns, Lovely Surrounding Shrubs & Maturing Trees and Various Patio & Decking Areas for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Front Porch & Reception Hall

Attractive Sitting Room - 5.11m x 4.22m (16'9" x 13'10")

Separate Dining Room - 3.64m x 3.24m (11'11" x 10'7")

Charming Breakfast Room - 3.79m x 3.18m (12'5" x 10'5")

Delightful Well Fitted Kitchen - 4.41m x 3.38m (14'5" x 11'1")

FIRST FLOOR

Bedroom 1 - 4.27m x 4.22m (14'0" x 13'10")

Bedroom 4 - 2.45m x 2.15m (8'0" x 7'0")

Luxury Five Piece Suite House Bathroom - 3.67m x 3.18m (12'0" x 10'5")

SECOND / TOP FLOOR

Bedroom 2 - 4.27m x 3.7m (14'0" x 12'1")

Bedroom 3 - 4.25m x 4.24m (13'11" x 13'10")

OUTSIDE

Gorgeous & Established Gardens

Driveway & Garage

Lovely Summer House / Workshop

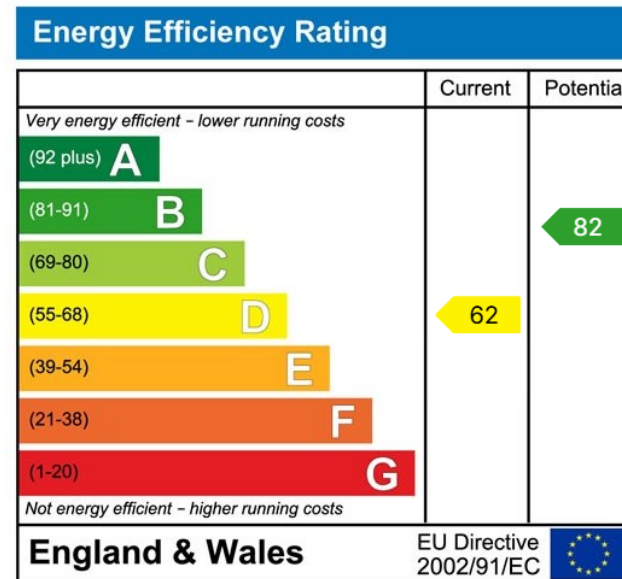
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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).





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 misstatement. This plan is to illustrate proportions only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown are not tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided solely for the purpose of providing a guide to the layout of the property and is not intended to be relied upon for any purpose. Tailors Estate Agents do not accept any responsibility for errors or omissions. Prospective buyers must always seek their own verification of a space, or seek the advice of their own professional advisors (surveyor or solicitor).

- UNIQUE & HIGHLY INDIVIDUAL, ELEGANT, VICTORIAN STYLE, CHARACTER PROPERTY
- BEAUTIFULLY PROPORTIONED LAYOUT OF ACCOMMODATION PLANNED OVER THREE FLOORS
- EARLY VIEWING ESSENTIAL TO APPRECIATE ACCOMMODATION ON OFFER
- ATTRACTIVELY FITTED KITCHEN WITH BREAKFAST ROOM OFF
- SUPERB & ESTABLISHED, WELL MAINTAINED SURROUNDING GARDENS
- STUNNING ELEVATED POSITION WITH GORGEOUS VIEWS OVER LOOKING MARSH PARK
- THREE SPACIOUS RECEPTION ROOMS WITH LOVELY HIGH CEILINGS
- GORGEOUS WELL APPOINTED FIVE PIECE SUITE HOUSE BATHROOM
- GOOD SIZED DRIVEWAY TO THE REAR, GARAGE, WOODSTORE & SUMMERHOUSE / WORKSHOP
- WONDERFUL & CHARMING FAMILY PROPERTY WHICH OOZES CHARACTER THROUGHOUT



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 Tailors 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. Tailors 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 Tailors 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.