



**Taylor's**

# Eskdale Walk, Lakeside, Brierley Hill, DY5 3SG

Offers In Region Of £400,000

🛏 4 🚿 1 🚗 2



Beautifully situated on this LARGE & ENVIABLE PLOT within this EXCLUSIVE & ADMIRABLE close, located within the EXTREMELY SOUGHT AFTER & DESIRABLE AREA of LAKESIDE, is this SUPERBLY PRESENTED & INCREDIBLY SPACIOUS, VERY WELL PROPORTIONED, FOUR BEDROOM, EXECUTIVE, DETACHED RESIDENCE. This WELL MAINTAINED PROPERTY would make a WONDERFUL FAMILY HOME and combined with having an EXTENSIVE RANGE of QUALITY LOCAL SCHOOLING & LOCAL AMENITIES close by, must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. Comprising: Entrance Porch, Impressive Hallway, Stylishly Decorated Dual Aspect Sitting Room, Separate Dining Room, Modern Well Fitted Dining Kitchen, Guests Cloakroom / W.C, Landing, Four Good Sized & Well Proportioned First Floor Bedrooms & Luxury Well Appointed Four Piece Suite House Bathroom. Furthermore with Large Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage, Double Glazing, Gas Central Heating, Solar Panels & LOVELY REAR GARDEN with Secluded Patio Area for alfresco dining and large lawn which would be ideal for growing families.

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

### GROUND FLOOR

**Entrance Porch**

**Reception Hall**

**Guests Cloakroom / W.C**

**Stylish Through Lounge** - 5.72m x 3.45m (18'9" x 11'3")

**Separate Dining Room** - 2.97m x 2.9m (9'8" x 9'6")

**Modern Well Fitted Dining Kitchen** - 5.21m x 2.69m (17'1" x 8'9")

### FIRST FLOOR

**Landing**

**Bedroom 1** - 3.56m x 3.45m (11'8" x 11'3")

**Bedroom 2** - 3.56m x 2.95m (11'8" x 9'8")

**Bedroom 3** - 3.45m x 2.08m (11'3" x 6'9")

**Bedroom 4** - 2.95m x 2.16m (9'8" x 7'1")

**Luxury Four Piece Suite House Bathroom** - 3.12m x 2.13m (10'2" x 6'11")

### OUTSIDE

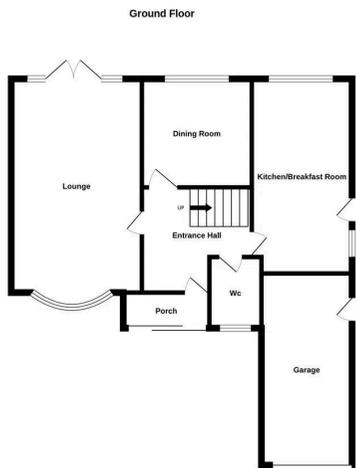
**Fantastic Block Paved Driveway**

**Garage**

**Wonderful Rear Garden**

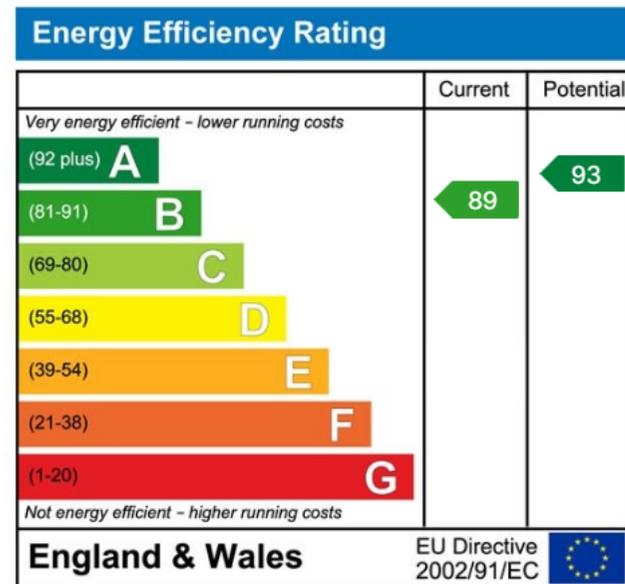
EPC: B. Council Tax Band: E. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025

- EXTENSIVE RANGE OF SOUGHT AFTER SCHOOLING CLOSE BY
- MODERN & SPACIOUS WELL FITTED DINING KITCHEN
- IMPRESSIVE BLOCK PAVED DRIVEWAY & GARAGE
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- SUPERBLY PRESENTED & INCREDIBLY SPACIOUS, VERY WELL PROPORTIONED, EXECUTIVE, DETACHED RESIDENCE
- FOUR GOOD SIZED & NICELY DECORATED FIRST FLOOR BEDROOMS
- DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANELS
- WONDERFUL & SECLUDED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- PERFECT FOR GROWING FAMILIES
- BEAUTIFULLY SITUATED WITHIN THE POPULAR AREA OF 'LAKESIDE'



**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.