



Taylors

New Town, Brockmoor, Brierley Hill, DY5 3XU

Offers In Region Of £185,000

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A DELIGHTFULLY PRESENTED & VERY WELL PROPORTIONED, TWO BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a MOST DECEPTIVE layout of accommodation with Double Glazing & Gas Central Heating. This WELL ARRANGED PROPERTY is NICELY MAINTAINED throughout and offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder & to purchase a LOVELY HOME which is ATTRACTIVELY DECORATED, and altogether offers the IDEAL COMBINATION of Modern Living, Practical Living Accommodation & a CONVENIENT RESIDENTIAL LOCATION. 'New Town' forms part of this DESIRABLE RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of Local Amenities, Regular Transport Links & Good Schooling close by, together with having Brockmoor High Street within walking distance. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Modern Well Fitted Kitchen, Spacious Lounge Diner, Landing, Two Double First Floor Bedrooms & Well Appointed House Bathroom. Externally with Driveway which provides OFF ROAD PARKING & Pleasant Rear Garden with Good Sized Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Modern Well Fitted Kitchen - 3.98m x 1.91m (13'0" x 6'3")

Spacious Lounge Diner - 4.94m x 3.88m (16'2" x 12'8")

FIRST FLOOR

Landing

Bedroom 1 - 4.04m x 3.89m (13'3" x 12'9")

Bedroom 2 - 3.92m x 2.87m (12'10" x 9'4")

House Bathroom

OUTSIDE

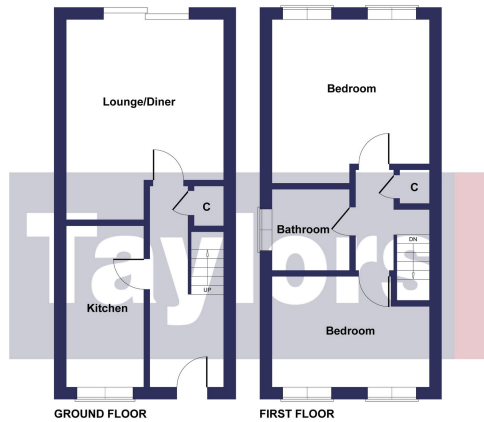
Driveway

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).

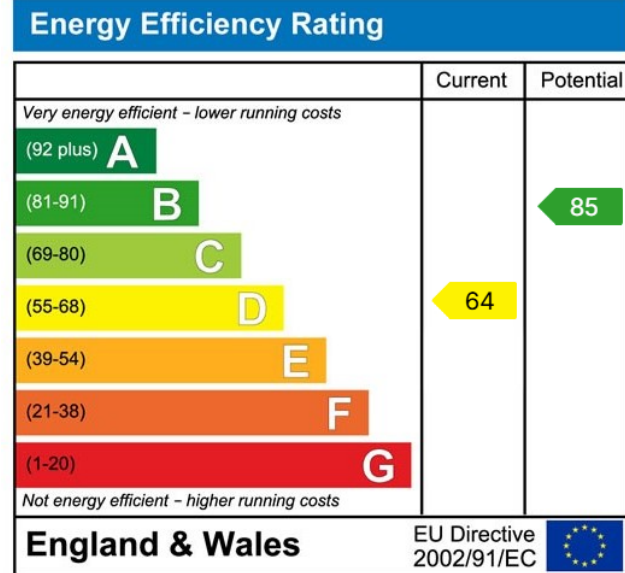


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO DOUBLE FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- PERFECT FOR FIRST TIME BUYERS
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- POPULAR RESIDENTIAL LOCATION
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- PLEASANT REAR GARDEN
- BROCKMOOR HIGH STREET & MERRY HILL SHOPPING COMPLEX CLOSE BY
- BEAUTIFULLY PPPRESENTED & VERY WELL PROPORTIONED, MODERN STYLE, SEMI-DETACHED RESIDENCE



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.