



Taylors

Southcott Avenue, Brierley Hill

3 1 1



A MODERN and STYLISHLY PRESENTED semi-detached family home, offering WELL-PROPORTIONED and VERSATILE accommodation throughout.

The property benefits from an entrance porch, leading into a SPACIOUS lounge/dining room, perfect for both relaxing and entertaining. The MODERN FITTED kitchen is well-equipped with a range of INTEGRATED appliances, providing both STYLE and PRACTICALITY.

To the first floor, the landing gives access to THREE bedrooms, along with a CONTEMPORARY family bathroom and a SEPARATE guest W/C.

Externally, the home features a DELIGHTFUL rear garden, ideal for OUTDOOR enjoyment. There is also an INTEGRATED garage and a driveway providing AMPLE off-road parking.

Further benefits include GAS CENTRAL heating and UPVC DOUBLE GLAZING throughout.

Entrance Porch

Lounge Diner - 7.7m x 3.3m max (25'3" x 10'10" max)

Inner Hallway

with understairs storage

Kitchen - 2.95m max x 2.59m (9'8"max x 8'6")

First Floor Landing

Bedroom - 4.14m x 3.35m (13'7" x 11'0")

Bedroom - 3.3m x 2.51m (10'10" x 8'3")

Bedroom - 3.35m x 3.35m (11'0" x 11'0")

Bathroom - 2.31m x 1.63m (7'7" x 5'3")

Separate W/C - 1.6m x 0.74m (5'3" x 2'5")

Garage - 5.21m x 2.46m (17'1" x 8'1")

EPC - C. Council Tax - B. Tenure – Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

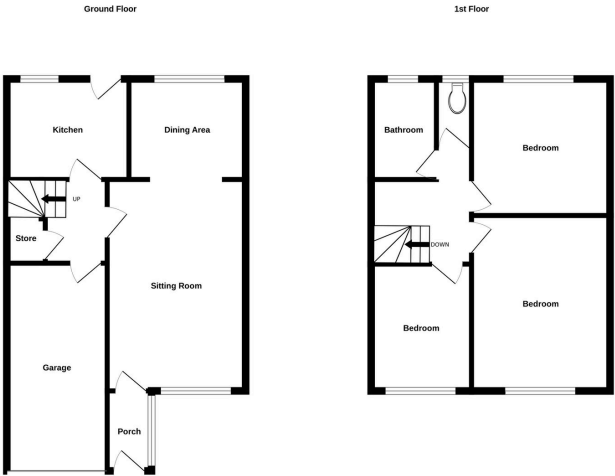
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

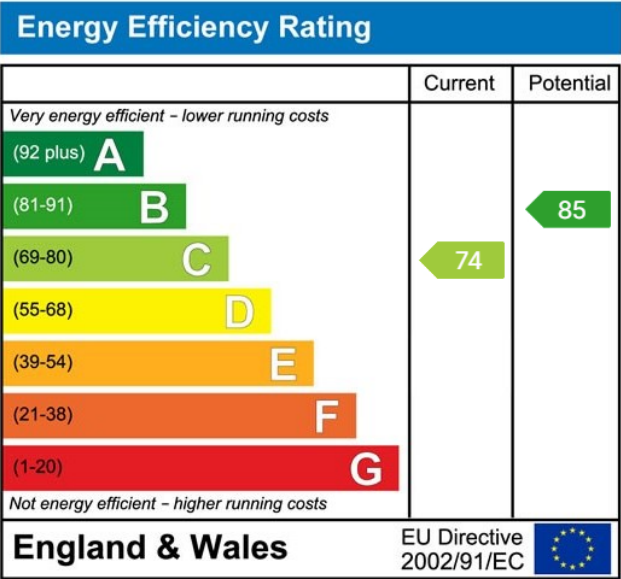
SEDGLEY BRANCH

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Measurements are approximate. Not to scale. Illustrative purposes only.
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