



**Taylor's**

# Moor Street, Brierley Hill, DY5 3SP

Offers In Region Of £210,000

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An INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, THOUGHTFULLY EXTENDED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE pleasantly located within this established RESIDENTIAL LOCATION an furthermore encompassing a BEAUTIFULLY PRESENTED layout of accommodation with both Double Glazing and Gas Central Heating. This GOOD SIZED PROPERTY is immaculately maintained throughout and furthermore offers GROWING FAMILIES or FIRST TIME BUYERS a superb & EXCITING opportunity to purchase this LOVELY FAMILY HOME which offers the ideal combination of MODERN LIVING with two spacious reception rooms and TWO sizable first floor bedrooms, combined with being situated within this conveniently placed residential location. 'Moor Street' is located within the POPULAR town of Brierley Hill, which has an excellent range of good schooling, regular transport links and local amenities close by, together with having both Merry Hill Shopping Complex and Brierley Hill High Street within walking distance. An EARLY INTERNAL Viewing is essential to appreciate the size of the accommodation on offer, which in brief comprises; Entrance Porch, Hallway, Pleasant Dual Aspect Sitting Room, Spacious Separate Dining Room, Modern Well Fitted Kitchen, Landing, Two Very Well Proportioned Bedrooms & Attractively Appointed House Bathroom. Furthermore, this MOST APPEALING & WELL KEPT PROPERTY is for sale with NO UPWARD CHAIN and externally has a LARGE Rear Garden, Broad Frontage with Fore Garden & Large Tarmac Side Area (No Dropped Kerb) and altogether offers FANTASTIC POTENTIAL to EXTEND further (subject to the usual planning permissions).

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

#### GROUND FLOOR

**Entrance Porch**

**Hallway**

**Spacious Sitting Room** - 4.99m x 3.29m (16'4" x 10'9")

**Separate Dining Room** - 4.99m x 2.51m (16'4" x 8'2")

**Modern Well Fitted Kitchen** - 2.93m x 2.59m (9'7" x 8'5")

#### FIRST FLOOR

**Landing**

**Bedroom 1** - 4.94m x 2.51m (16'2" x 8'2")

**Bedroom 2** - 4.37m x 2.57m (14'4" x 8'5")

**Attractive House Bathroom** - 2.39m x 2.23m (7'10" x 7'3")

#### OUTSIDE

**Large Tarmac Side Area (No Dropped Kerb)**

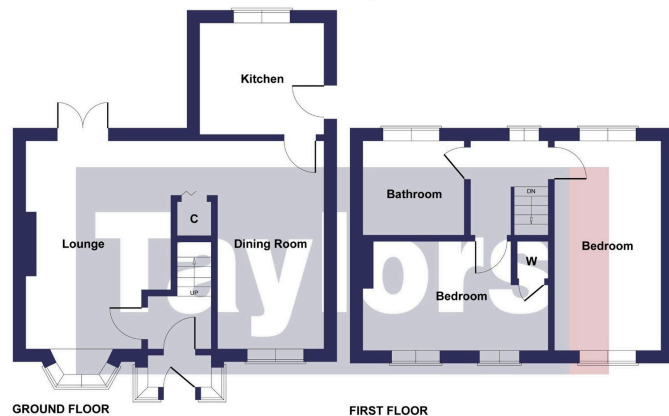
**Adjoining Fore Garden**

**Wonderful Rear Garden**

EPC: D. Council Tax Band: A. 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.



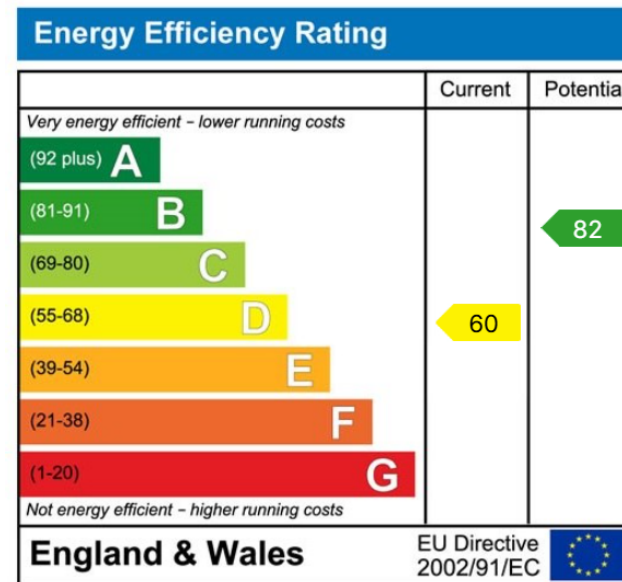
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GROUND FLOOR FIRST FLOOR

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- PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- FANTASTIC SIZED PLOT
- WONDERFUL POTENTIAL TO EXTEND
- TWO LARGE FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- ATTRACTIVE WELL APPOINTED HOUSE BATHROOM
- NO UPWARD CHAIN
- GOOD SIZED REAR GARDEN
- MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL HIGH STREET CLOSE BY
- TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL 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.