



Taylors

Deeley Street, Brierley Hill, DY5 2YL

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A BEAUTIFULLY PRESENTED, MODERN STYLE, THREE BEDROOM, DETACHED RESIDENCE pleasantly situated within this CONVENIENT & POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This ATTRACTIVE PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is for sale with NO UPWARD CHAIN, and altogether provides the ideal combination of Modern Living, 'Turn Key' accommodation and a Hugely Convenient Residential Location. 'Deeley Street' forms part of this POPULAR RESIDENTIAL LOCATION, which has an OUTSTANDING RANGE of SOUGHT AFTER SCHOOLING, Regular Transport Links & Local Amenities close by. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hall, Attractive Sitting Room, Stunning Well Fitted Dining Kitchen, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms and Modern White Suite House Bathroom. Externally with Tarmac Driveway which provides OFF ROAD PARKING and Lovely Rear Garden with Good Sized Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hall

Attractive Sitting Room - 4.1m x 3.9m (13'5" x 12'9")

Stunning Well Fitted Dining Kitchen - 5.2m x 3.2m (17'0" x 10'5")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 4.1m x 3m (13'5" x 9'10")

Bedroom 2 - 3m x 2.9m (9'10" x 9'6")

Bedroom 3 - 2.1m x 2.1m (6'10" x 6'10")

Modern House Bathroom

OUTSIDE

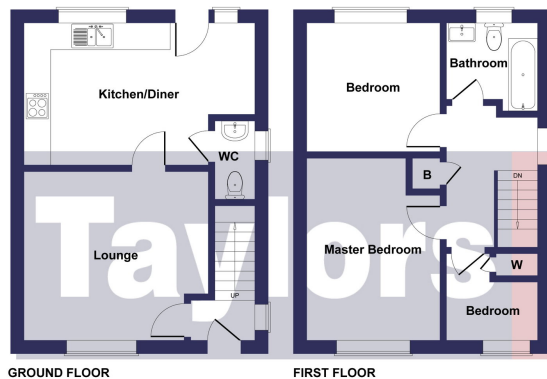
Tarmac Driveway

Lovely Rear Garden

EPC: C. 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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GROUND FLOOR

FIRST FLOOR

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).

- BEAUTIFULLY PRESENTED, MODERN STYLE, DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WHITE SUITE HOUSE BATHROOM
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- TARMAC DRIVEWAY & LOVELY REAR GARDEN
- NO UPWARD CHAIN
- STUNNING WELL FITTED DINING KITCHEN
- POPULAR RESIDENTIAL LOCATION
- GOOD RANGE OF GOOD SCHOOLING WITHIN CLOSE PROXIMITY
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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