

Taylors

Grosvenor Way, Brierley Hill, DY5 2LJ

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A BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, THREE BEDROOM, END-OF-TERRACE RESIDENCE superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation with Gas Central Heating & Majority Double Glazing. This THOUGHTFULLY IMPROVED & STYLISHLY DECORATED PROPERTY offers GROWING FAMILIES or FIRST TIME BUYERS an EXCELLENT OPPORTUNITY to purchase a WONDERFUL FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Modern Living, 'Turn-Key' Accommodation and an Extremely Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Entrance Porch, Stunning Re-Fitted Dining Kitchen, Attractive & Spacious Sitting Room, Rear Porch, Landing, Three Well Proportioned First Floor Bedrooms and Modern Well Appointed House Shower Room. Externally with Pleasant Fore Garden, Secluded & Low Maintenance Rear Garden which would be perfect for Alfresco Dining and Garage (En-Block). Potential Buyers would also like to be made aware that this property is being sold with the added ADVANTANGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch

Stunning Re-Fitted Dining Kitchen - 4.24m x 2.94m (13'10" x 9'7")

Attractive & Spacious Sitting Room - 4.7m x 4.44m (15'5" x 14'6")

Rear Porch

FIRST FLOOR

Bedroom 1 - 3.63m x 2.63m (11'10" x 8'7")

Bedroom 2 - 3.37m x 2.63m (11'0" x 8'7")

Bedroom 3 - 2.52m x 1.8m (8'3" x 5'10")

Modern Well Appointed House Shower Room

OUTSIDE

Pleasant Fore Garden

Low Maintenance Rear Garden

Garage

EPC: D. Council Tax Band: B. 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).





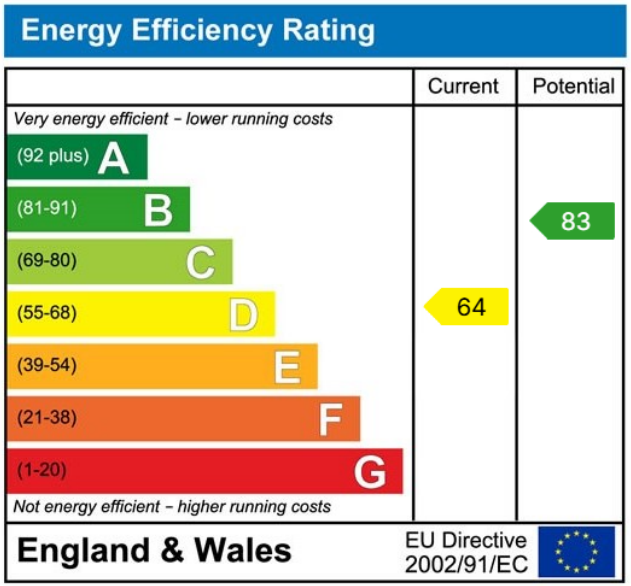
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- BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, END-OF-TERRACE RESIDENCE
- THREE LOVELY FIRST FLOOR BEDROOMS
- EXTENSIVE RANGE OF DESIRABLE SCHOOLING CLOSE BY
- MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY
- EARLY VIEWING ADVISED
- STUNNING RE-FITTED DINING KITCHEN
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- NO UPWARD CHAIN
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS





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.