



Taylors

Ashton Park Drive, Brierley Hill, DY5 3ER

Offers In Region Of £445,000

4 3 2



An INCREDIBLY SPACIOUS & THOUGHTFULLY ENLARGED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE superbly situated within this HUGE SOUGHT AFTER Cul-De-Sac, and furthermore encompassing a SPLENDIDLY APPOINTED & VERY WELL PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This GORGEOUS & VERY WELL DESIGNED PROPERTY is BEAUTIFULLY PRESENTED throughout, and offers GROWING FAMILIES an EXCITING OPPORTUNITY to purchase a FANTASTIC FAMILY HOME, which is IMMACULATELY MAINTAINED throughout. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD & SIZE of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Stylish Sitting Room, Stunning Well Fitted Breakfast Kitchen with Island & being OPEN PLAN to a Wonderful Garden Room / Conservatory, Useful Utility with Large Store Room off, Guests Cloakroom / W.C, Versatile Home Office, Landing, Four Well Proportioned First Floor Bedrooms and Luxury Well Appointed House Bathroom. Externally, this LOVELY & MOST APPEALING PROPERTY is located on an ENVIABLE & GOOD SIZED PLOT, and is set being an Impressive Block Paved Driveway and is further enhanced by a WONDERFUL REAR GARDEN with Astro Turf Lawn and Initial & Rear Patio Areas.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Reception Hall

Stylish Sitting Room - 5.6m x 3.68m (18'4" x 12'0")

Stunning Well Fitted Kitchen - 7.95m x 3.16m (26'0" x 10'4")

Wonderful Garden Room / Conservatory - 4.9m x 3.29m (16'0" x 10'9")

Useful Utility Room

Guests Cloakroom / W.C

Home Office / Study - 3.38m x 2.27m (11'1" x 7'5")

FIRST FLOOR

Bedroom 1 - 4.53m x 3.56m (14'10" x 11'8")

En-Suite Shower Room - 3.96m x 1.54m (12'11" x 5'0")

Bedroom 2 - 3.75m x 3.31m (12'3" x 10'10")

Further En-Suite - 2.72m x 1.09m (8'11" x 3'6")

Bedroom 3 - 3.25m x 2.4m (10'7" x 7'10")

Bedroom 4 - 2.68m x 2.34m (8'9" x 7'8")

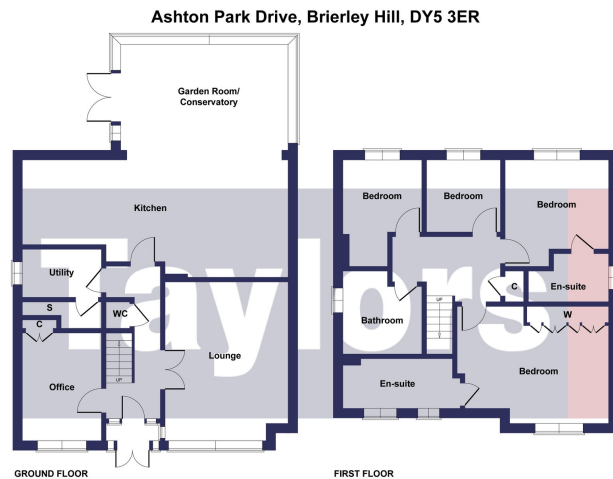
Modern Well Appointed House Bathroom - 2.58m x 2.55m (8'5" x 8'4")

OUTSIDE

Impressive Block Paved Driveway & Wonderful Astro Turf Rear Garden

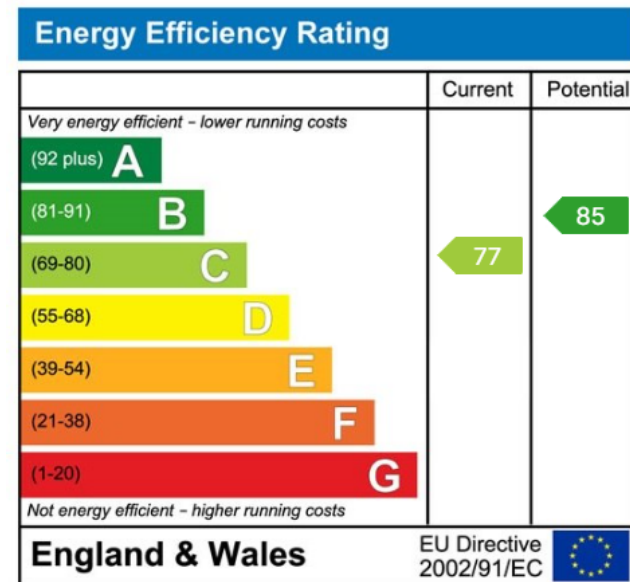
EPC: C. Council Tax Band: E. All main services connected. Construction: We believe the property is of a standard construction type with Leased Solar Panels (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. 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).





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 & THOUGHTFULLY ENLARGED, DETACHED RESIDENCE
- BEDROOMS 1 & 2 BOTH WITH MODERN EN-SUITE SHOWER ROOMS
- STYLISH SITTING ROOM & ADDITIONAL OFFICE / RECEPTION ROOM
- FANTASTIC ATRO TURF REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- STUNNING WELL FITTED KITCHEN BEING OPEN PLAN TO A WONDERFUL GARDEN ROOM / CONSERVATORY
- FOUR VERY WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EXTENSIVE RANGE OF DESIRABLE SCHOOLING WITHIN CLOSE PROXIMITY
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EXTREMELY SOUGHT AFTER 'CUL-DE-SAC' LOCATION
- PERFECT FOR GROWING FAMILIES SEEKING IMMACULATLY PRESENTED ACCOMMODATION



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.