



Taylors

Ashton Park Drive, Brierley Hill, DY5 3ER

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A STUNNING, EXPENSIVELY APPOINTED & BEAUTIFULLY IMPROVED, DOUBLE FRONTED, THREE BEDROOM, DETACHED RESIDENCE superbly situated within this EXCLUSIVE & EXTREMELY SOUGHT AFTER CUL-DE-SAC, and furthermore encompassing an INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED layout of accommodation with Double Glazing & Gas Central Heating. This GORGEOUS & GENEROUSLY SIZED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a SPLENDID FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Flexible & Modern Family Living, Stylishly Decorated 'Ready-to-move-into' Accommodation and a Hugely POPULAR Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Reception Hall, Stylishly Decorated Sitting Room, Separate Dining Room / Versatile Additional Reception Room, Useful Home Office (Third Reception Room), Stunning Well Fitted Kitchen with Integrated Appliances, Spacious Utility Room, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms and Luxury Four Piece Suite House Bathroom with Large Walk-in Shower & Freestanding Bath. Externally with Pretty Fore Garden, Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING and Beautifully Landscaped Rear Garden which with Secluded Initial Patio Area, Well Maintained Lawn & Rear Decking Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stylish Sitting Room - 4.26m x 3.36m (13'11" x 11'0")

Separate Dining Room / Further Reception Room - 3.11m x 2.69m (10'2" x 8'9")

Office / Third Reception Room - 2.24m x 2.18m (7'4" x 7'1")

Stunning Well Fitted Kitchen - 2.99m x 2.78m (9'9" x 9'1")

Useful Utility Room - 2.48m x 2.13m (8'1" x 6'11")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 3.79m x 3.21m (12'5" x 10'6")

Bedroom 2 - 3.88m x 2.72m (12'8" x 8'11")

Bedroom 3 - 3.03m x 2.46m (9'11" x 8'0")

Luxury Four Piece Suite House Bathroom - 3.5m x 2.02m (11'5" x 6'7")

OUTSIDE

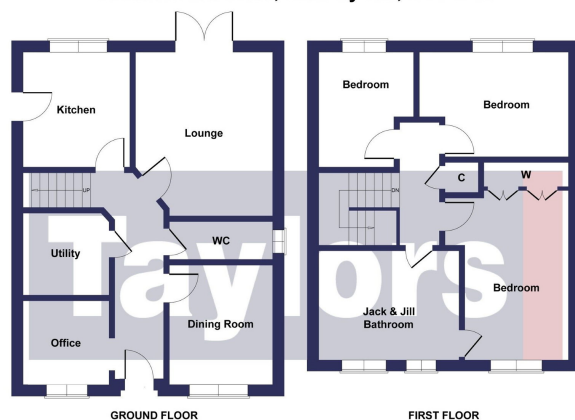
Impressive Block Paved Driveway & Extensive Fore Garden

Pretty & Secluded Rear Garden

EPC: C. Council Tax Band: D. 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 medium - very low risk of yearly flooding. Tenure: Freehold.



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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).

- EXPENSIVELY APPOINTED & BEAUTIFULLY IMPROVED DETACHED RESIDENCE
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- GOOD SIZED PLOT WITH EXTENSIVE FORE GARDENS & IMPRESSIVE BLOCK PAVED DRIVEWAY
- EXTREMELY SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GORGEOUS WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FANTASTIC RANGE OF POPULAR SCHOOLING CLOSE BY
- PRETTY & SECLUDED REAR GARDEN WITH DECKING AREA FOR ALFRESCO DINING



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(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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