



Taylors

Walker Avenue, Brierley Hill, DY5 2LY

Offers In Region Of £240,000

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Superbly situated on a FANTASTIC CORNER PLOT within this POPULAR RESIDENTIAL LOCATION, is this VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE. This GOOD SIZED PROPERTY is ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and together with having FANTASTIC POTENTIAL to EXTEND FURTHER (subject to the usual planning permissions), has a WONDERFUL range of SOUGHT AFTER SCHOOLING & Local Amenities (Such as Merry Hill Shopping Complex) close by. Comprising: Side Entrance Hallway, Kitchen, Spacious & Extended Sitting Room, Landing, Three Large First Floor Bedrooms (Master Bedroom with Walk-In-Wardrobe) & Luxury Re-Appointed Shower Room. Furthermore with Extensive Lawned Side Garden, Driveway, Garage & Secluded Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Fitted Kitchen - 4.03m x 2.3m (13'2" x 7'6")

Extended Sitting Room - 5.41m x 4.88m (17'8" x 16'0")

FIRST FLOOR

Landing

Bedroom 1 - 3.81m x 3.56m (12'6" x 11'8")

Bedroom 2 - 2.85m x 2.75m (9'4" x 9'0")

Bedroom 3 - 2.79m x 1.97m (9'1" x 6'5")

Luxury Re-Appointed Shower Room - 2.4m x 1.83m (7'10" x 6'0")

OUTSIDE

Driveway

Extensive Side Garden

Garage

Secluded Rear Garden

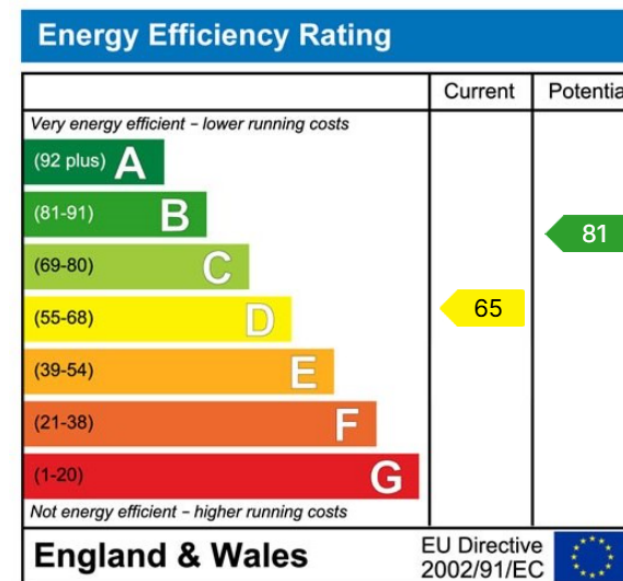
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





Measurements are approximate. Not to scale. Excludes porches only.
Based on Standard 1:2000

- VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- FANTASTIC CORNER PLOT POSITION
- EARLY VIEWING ADVISED
- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE LARGE FIRST FLOOR BEDROOMS
- STUNNING RE-APPOINTED HOUSE SHOWER ROOM
- EXTENDED & SPACIOUS SITTING ROOM
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- GOOD RANGE OF POPULAR SCHOOLING CLOSE BY
- MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY



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