



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

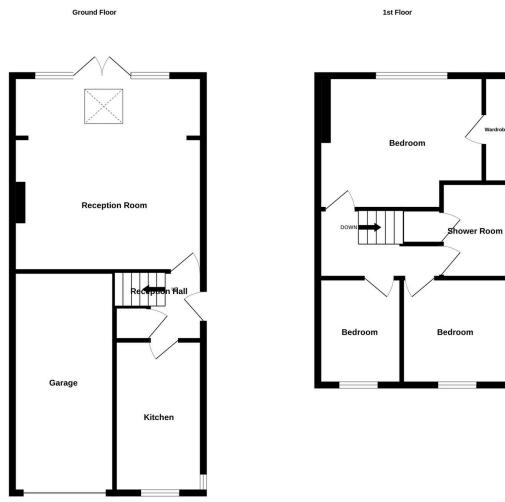
##### Extensive Side Garden

##### 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.



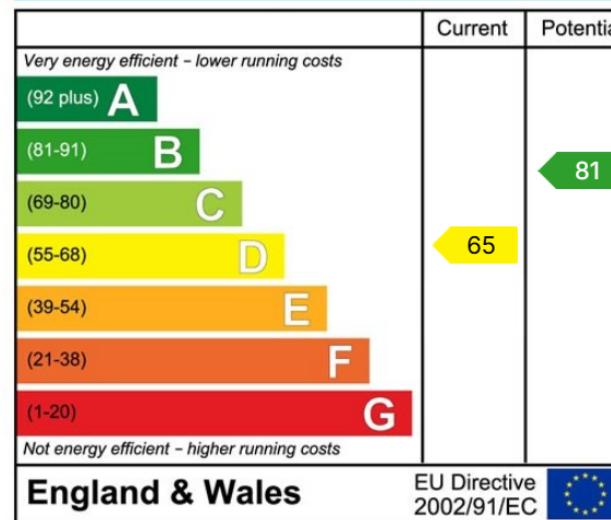


Measurements are approximate - Not to scale. Illustrative purposes only.  
Scale and Blighton 01222



- 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

### Energy Efficiency Rating



**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.