



EDEN MIDCALF  
— SALES & LETTINGS —

£200,000  
Bottle Kiln Rise  
Brierley Hill, DY5 2WE



## PROPERTY SUMMARY

A beautifully presented two bedroom modern terraced house constructed in 2016 and enjoying a convenient cul-de-sac position in Brierley Hill. A former show home, the property is located within walking distance of town amenities and offers an attractively appointed layout that is "ready to move into". The property also includes the remainder of the NHBC builder's warranty, off-road parking for two cars and a pleasant patio/lawn rear garden. Available with no upward chain. EPC = B

2



1



1

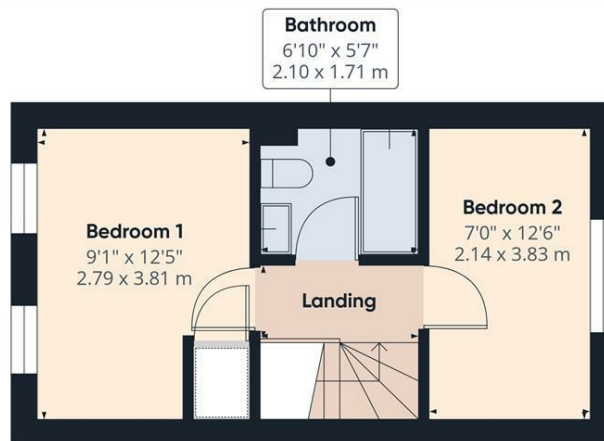








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
548 ft<sup>2</sup>  
50.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**LOCAL AUTHORITY**  
Dudley Metropolitan Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> |
| (81-91) <b>B</b>                            | <b>82</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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