



Taylors

North View Drive, Brierley Hill, DY5 1LP

Offers In Region Of £300,000

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This TREMENDOUSLY SPACIOUS & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE is beautifully situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has Fens Pool Nature Reserve within walking distance, and furthermore encompasses a SUPERBLY PROPORTIONED & MOST APPEALING layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This WELL ARRANGED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a GOOD SIZED FAMILY HOME within this POPULAR ADDRESS, which has a FANTASTIC RANGE of GOOD SCHOOLING, Regular Transport Links & Local Amenities (Such as Russells Hall Hospital & Merry Hill Shopping Complex) close by. Comprising: Entrance Porch, Hallway, Spacious Sitting Room, Dining Kitchen, Utility Room, Guests Cloakroom / W.C, Conservatory, Separate Dining Room / Office, Landing, Three LARGE & Well Proportioned First Floor Bedrooms & Stunning Re-Appointed Four Piece Suite House Bathroom. Furthermore with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Gas Central Heating, Majority Double Glazing & Secluded Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Spacious Sitting Room - 4.75m x 3.58m (15'7" x 11'8")

Dining Kitchen - 4.49m x 3.05m (14'8" x 10'0")

Utility Room - 4.18m x 2.28m (13'8" x 7'5")

Guests Cloakroom / W.C

Conservatory - 3.34m x 3.1m (10'11" x 10'2")

Dining Room / Office - 4.77m x 2.28m (15'7" x 7'5")

FIRST FLOOR

Landing

Bedroom 1 - 4.37m x 4.55m (14'4" x 14'11")

Bedroom 2 - 3.95m x 2.3m (12'11" x 7'6")

Bedroom 3 - 2.99m x 2.62m (9'9" x 8'7")

Stunning Four Piece Suite House Bathroom - 3.96m x 2.11m (12'11" x 6'11")

OUTSIDE

Impressive Driveway

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.

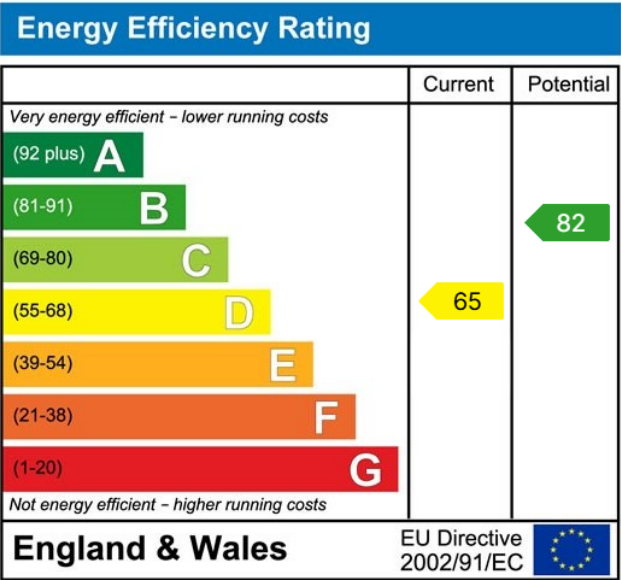


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- TREMENDOUSLY SPACIOUS & THOUGHTFULLY ENLARGED, DETACHED RESIDENCE
- STUNNING RE-APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- FENS POOL NATURE RESERVE WITHIN WALKING DISTANCE
- IMPRESSIVE TARMAC DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- IDEAL FOR GROWING FAMILIES
- THREE LARGE FIRST FLOOR BEDROOMS
- LOVELY & SECLUDED REAR GARDEN
- DINING KITCHEN & SEPARATE UTILITY ROOM
- RUSSELLS HALL HOSPITAL & MERRY HILL SHOPPING COMPLEX CLOSE BY
- CONSERVATORY



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