



**Taylor's**

# Goldencross Way, Brierley Hill, DY5 3QU

Offers In Region Of £225,000

3 2 1



A BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, MODERN STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING & STYLISHLY DECORATED layout of accommodation with both Double Glazing & Gas Central Heating. This VERY WELL ARRANGED PROPERTY is ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers a BRILLIANT & EXCITING OPPORTUNITY to purchase a LOVELY FIRST or FAMILY HOME which is 'Turn-Key-Ready', Well Maintained Throughout and all together offers the PERFECT COMBINATION of modern living, deceptively spacious accommodation and a hugely convenient residential location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Guests Cloakroom / W.C, Stylishly Decorated Sitting Room, Modern Well Fitted Kitchen OPEN PLAN to a Lovely Dining Area, Landing, Three Well Proportioned First Floor Bedrooms (Master with En-Suite Shower Room) & White Suite House Bathroom. Furthermore this FANTASTIC HOME is for sale with NO UPWARD CHAIN and externally has ALLOCATED OFF ROAD PARKING & a Lovely Rear Garden which is Secluded & has an Initial Patio Area for Alfresco Dining. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Guests Cloakroom / W.C

**Attractive Sitting Room** - 4.6m x 4.3m (15'1" x 14'1")

**Modern Well Fitted Kitchen** - 2.9m x 2.3m (9'6" x 7'6")

**Lovely Dining Area** - 3m x 2.3m (9'10" x 7'6")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.9m x 2.8m (12'9" x 9'2")

#### En-Suite Shower Room

**Bedroom 2** - 2.7m x 2.6m (8'10" x 8'6")

**Bedroom 3** - 2.8m x 1.7m (9'2" x 5'6")

#### White Suite House Bathroom

### OUTSIDE

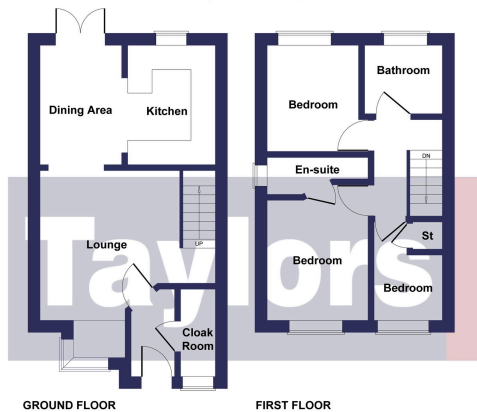
#### Allocated Off Road Parking

#### Lovely Rear Garden

EPC: C. Council Tax Band: C. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). Mining Report Available. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

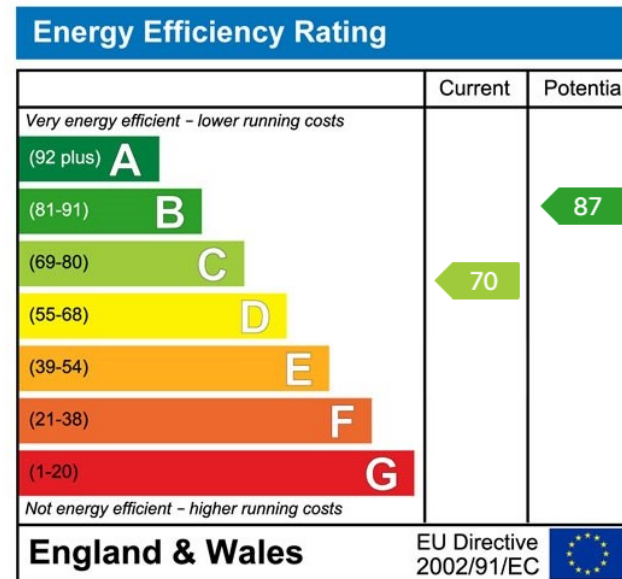


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**FOR GUIDE PURPOSES ONLY:**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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).

- BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- GOOD RANGE OF SCHOOLING WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- WHITE SUITE HOUSE BATHROOM
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- LOVELY & SECLUDED REAR GARDEN



**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.