

Taylors

Wallows Road, Brierley Hill, DY5 1PH

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A STUNNING & STYLISHLY PRESENTED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this CONVENIENTLY PLACED Residential Location, and furthermore encompassing an INCREDIBLY SPACIOUS layout of accommodation. This VERY WELL PROPORTIONED PROPERTY offers GROWING FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY & GOOD SIZED FAMILY HOME, which is IMMACULATELY MAINTAINED THROUGHOUT, and altogether provides the IDEAL COMBINATION of Practical Living, Attractively Decorated 'Ready-to-move-into' Accommodation & a POPULAR RESIDENTIAL LOCATION. 'Wallows Road' forms part of the Market Town of Brierley Hill, and has an EXCELLENT RANGE of Local Schooling & Regular Transport Links close by, together with having an EXTENSIVE RANGE of OUTSTANDING AMENITIES within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Reception Hall, Stylishly Decorated Dual Aspect Sitting Room, Separate Dining Room / Further Reception Room, Stunning Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Modern White Suite Family Bathroom. Furthermore with Recently Re-Landscaped Frontage (No Dropped Kerb), Gas Central Heating, Combination of Single & Double Glazed Windows and Large Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stylish Dual Aspect Sitting Room - 5.03m x 3.16m (16'6" x 10'4")

Separate Dining Room / Further Reception Room - 2.92m x 2.61m (9'6" x 8'6")

Stunning Well Fitted Kitchen - 4.12m x 1.94m (13'6" x 6'4")

FIRST FLOOR

Landing

Bedroom 1 - 4.26m x 2.47m (13'11" x 8'1")

Bedroom 2 - 3.8m x 2.61m (12'5" x 8'6")

Bedroom 3 - 2.34m x 2.3m (7'8" x 7'6")

Modern House Bathroom - 1.9m x 1.69m (6'2" x 5'6")

OUTSIDE

Recently Re-Landscaped Frontage (No Dropped Kerb)

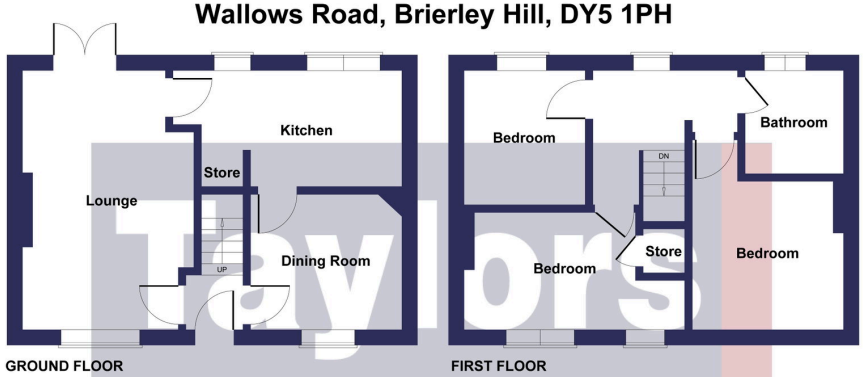
Large & Well Maintained Rear Garden

EPC: D. Council Tax Band: A. 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. EPC: D. Council Tax Band: A. 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.





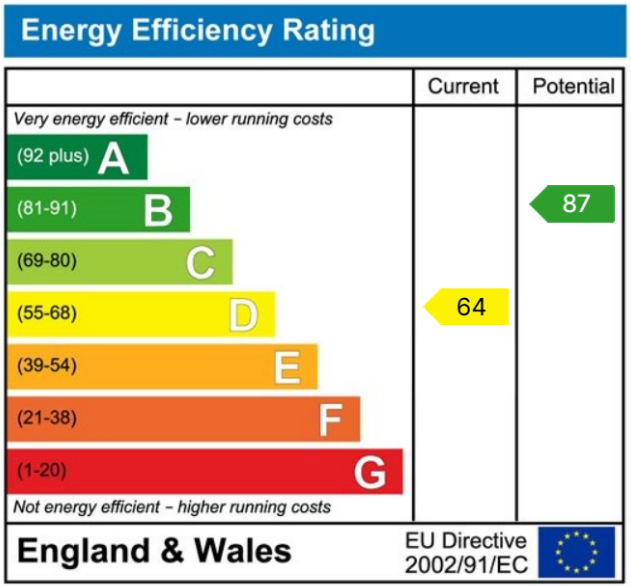
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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).

- EARLY VIEWING ESSENTIAL
- GORGEOUS WELL FITTED KITCHEN
- LARGE & WELL MAINTAINED REAR GARDEN
- EXCELLENT RANGE OF LOCAL AMENITIES & SCHOOLING CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- TWO CHARMING RECEPTION ROOMS
- CONVENIENT RESIDENTIAL LOCATION
- CLOSELY SITUATED TO MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL
- STUNNING & STYLISHLY PRESENTED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE





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.