



Taylors

Woods Lane, Brierley Hill, DY5 2QS

Offers In Region Of £254,500

3 1 2



This STUNNING, STYLISHLY DECORATED & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE has been BEAUTIFULLY IMPROVED & IMMACULATEDLY MAINTAINED by the current vendors and is superbly located within this ESTABLISHED RESIDENTIAL LOCATION, which has Stourbridge & Brierley Hill Town Centres close by, combined with having Merry Hill Shopping Complex and a FANTASTIC ARRAY of POPULAR SCHOOLING within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer which combined with being PERFECTLY suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Entrance Porch, Reception Hall, Luxury Well Fitted Kitchen, Spacious Dining Room, Attractive Sitting Room, Landing, Three Well Proportioned First Floor Bedrooms & Spacious Four Piece Suite House Bathroom. Furthermore with Impressive Driveway which provides AMPLE OFF ROAD PARKING, Double Glazing, Gas Central Heating & Secluded Rear Garden with Initial Patio Area for Alfresco Dining and Pretty Planted Borders.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Attractive Sitting Room - 5m x 3.3m (16'4" x 10'9")

Dining Room - 5.1m x 2.2m (16'8" x 7'2")

(Measurements taken at widest available points)

Stunning Kitchen - 4.3m x 2m (14'1" x 6'6")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.1m x 2.9m (10'2" x 9'6")

Bedroom 2 - 3.7m x 2.4m (12'1" x 7'10")

Bedroom 3 - 2.77m x 2.03m (9'1" x 6'8")

Four Piece Suite Bathroom - 3.1m x 1.7m (10'2" x 5'6")

OUTSIDE

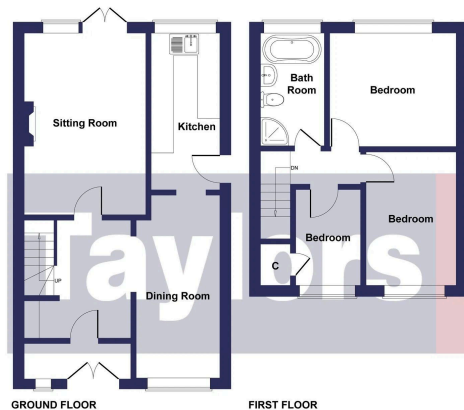
Impressive Driveway

Lovely Rear Garden

EPC: C. Council Tax Band: B. 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.

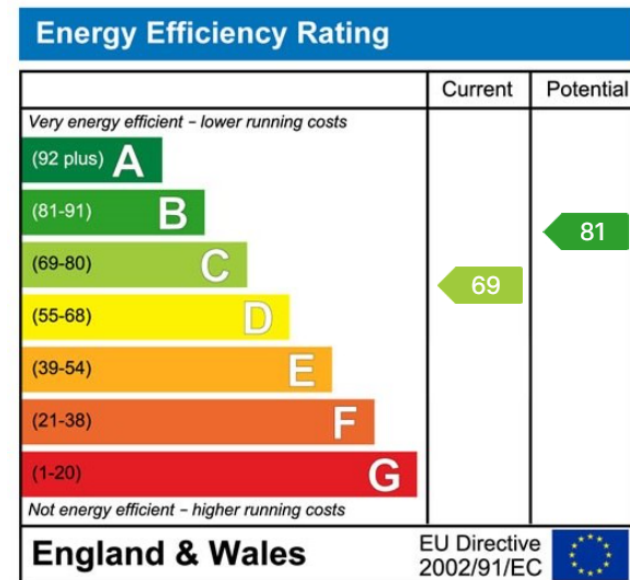


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- EARLY VIEWING ESSENTIAL
- MODERN FOUR PIECE SUITE BATHROOM
- EXTENSIVE RANGE OF LOCAL AMENITIES & GOOD SCHOOLING CLOSE BY
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- POPULAR RESIDENTIAL LOCATION
- STUNNING RE-FITTED KITCHEN
- PERFECTLY SUITED FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- OFF ROAD PARKING
- STUNNING, STYLISHLY DECORATED & VERY WELL PROPORTIONED, 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.