



**Taylor's**

# Wychbury Road, Brierley Hill, DY5 2XU

Offers In Region Of £235,000

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A VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this POPULAR RESIDENTIAL LOCATION, and encompassing an INCREDIBLY SPACIOUS layout of accommodation with Gas Central Heating and Majority Timber & PVC Double Glazing. This GOOD SIZED & VERY WELL ARRANGED PROPERTY offers YOUNG FAMILIES or FIRST FINE BUYERS an exciting opportunity to purchase a LOVELY & MOST APPEALING FAMILY HOME, which is NICELY MAINTAINED throughout, and altogether provides the ideal combination of Practical Family Living, Spacious & EXTENDED Accommodation & a Hugely Convenient Residential Location. 'Wychbury Road' forms part of this SOUGHT AFTER Residential location, located just off the ESTABLISHED Acres Road, and furthermore is conveniently located for a FANTASTIC RANGE of POPULAR SCHOOLING & Regular Transport Links, together with having a SUPERB ARRAY of Local Amenities & Attractions (Such as Merry Hill Shopping Complex & Stevens Park) within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Hallway, Spacious Sitting Room, Fitted Breakfast Kitchen, Useful Utility Room, SUPERB GARDEN ROOM / CONSERVATORY, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Wet Room. Externally with Lawned Fore Garden, Driveway which provides OFF ROAD PARKING, Garage, Lovely and Enclosed Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining and FANTASTIC DISTANT VIEWS to the Rear. Potential Buyers would also like to be made aware that this property is begging sold with the added advantage of having NO UPWARD CHAIN.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

##### Entrance Porch & Reception Hall

**Pleasant Lounge Diner** - 5.95m x 3.41m (19'6" x 11'2")

**Fitted Kitchen** - 3.34m x 2.69m (10'11" x 8'9")

**Wonderful Garden Room / Conservatory** - 5.48m x 2.42m (17'11" x 7'11")

**Useful Utility Room** - 2.51m x 2.46m (8'2" x 8'0")

#### FIRST FLOOR

**Bedroom 1** - 3.35m x 3.3m (10'11" x 10'9")

**Bedroom 2** - 2.77m x 2.55m (9'1" x 8'4")

**Bedroom 3** - 2.5m x 2.13m (8'2" x 6'11")

**Modern House Wet Room** - 2.12m x 1.68m (6'11" x 5'6")

#### OUTSIDE

##### Fore Garden & Driveway

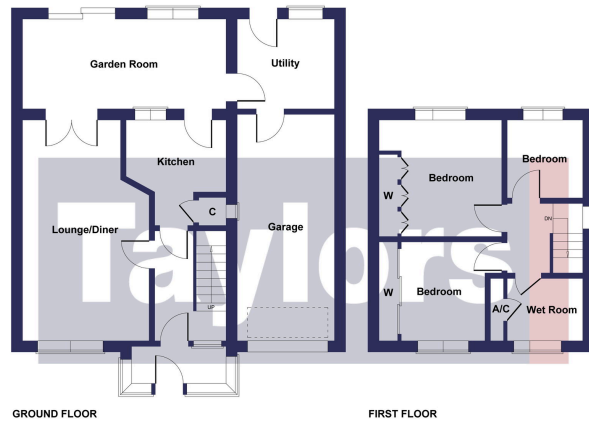
##### Garage

##### Lovely & Secluded Rear Garden

EPC: C. 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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

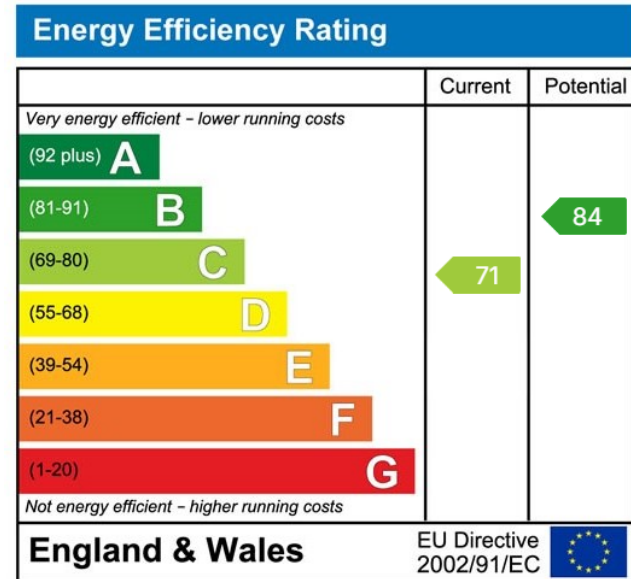


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- VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- THREE FIRST FLOOR BEDROOMS
- MODERN RE-APPOINTED HOUSE WET ROOM
- WONDERFUL GARDEN ROOM / CONSERVATORY
- LOVELY & SECLUDED REAR GARDEN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- DRIVEWAY & GOOD SIZED GARAGE
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY



**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.