



Taylor's

Delph Road, Brierley Hill, DY5 2BD

Offers In Region Of £250,000

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This STUNNING & EXPENSIVELY APPOINTED, THREE STOREY, THREE BEDROOM, SEMI-DETACHED TOWN HOUSE is pleasantly situated within this ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompasses a HUGELY DECEPTIVE & SUPERBLY PROPORTIONED layout of accommodation, which has been SPLENDIDLY DESIGNED over THREE FLOORS. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a BEAUTIFUL FAMILY HOME which is 'Turn Key Ready' and additionally has a host of SOUGHT AFTER SCHOOLING & LOCAL AMENITIES close by. Comprising: Reception Hall, Stunning Re-Fitted Breakfast Kitchen with Integrated Appliances, Attractive Sitting Room, Guests Cloakroom / W.C, First Floor Landing, Two Well Proportioned First Floor Bedrooms, Luxury Well Appointed House Wet Room & Top Floor Master Bedroom with Contemporary En-Suite Shower Room. Furthermore with Low Maintenance Block Paved Fore Garden, Driveway which provides OFF ROAD PARKING, Garage, Double Glazing, Gas Central Heating & Superbly Landscaped Rear Garden which would be ideal for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stunning Re-Fitted Kitchen with Integrated Appliances - 3.65m x 2.65m (11'11" x 8'8")

Attractive Sitting Room - 3.78m x 3.02m (12'4" x 9'10")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 2 - 3.78m x 2.78m (12'4" x 9'1")

Bedroom 3 - 3.75m x 2.55m (12'3" x 8'4")

Luxury House Wet Room - 2.28m x 1.69m (7'5" x 5'6")

SECOND / TOP FLOOR

Master Bedroom - 3m x 2.71m (9'10" x 8'10")

Modern En-Suite Shower Room - 1.75m x 1.62m (5'8" x 5'3")

OUTSIDE

Block Paved Frontage

Rear Driveway

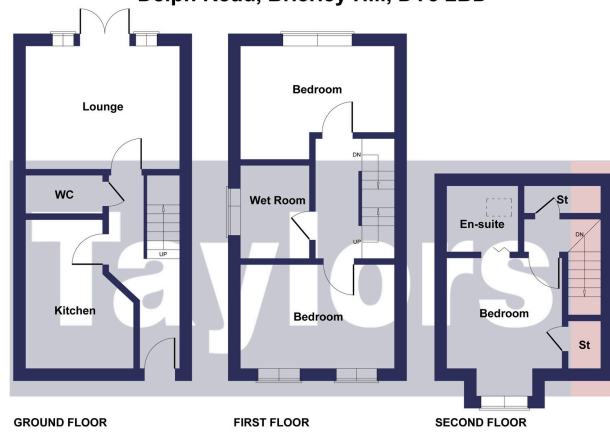
Garage

Superbly Landscaped 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: The property is Freehold but does have an annual service charge of £100 per year. 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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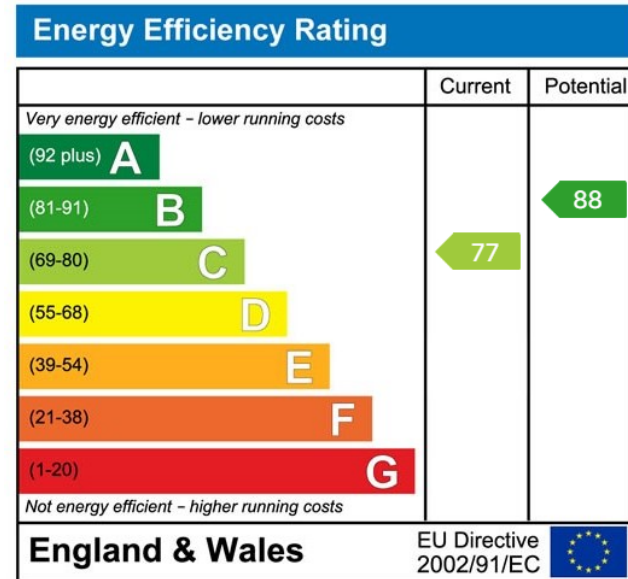


GROUND FLOOR FIRST FLOOR SECOND FLOOR

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).

- STUNNING & EXPENSIVELY APPOINTED, THREE STOREY, SEMI-DETACHED TOWN HOUSE
- LUXURY RE-APPOINTED HOUSE WET ROOM
- THREE WELL PROPORTIONED BEDROOMS
- MASTER / TOP FLOOR BEDROOM WITH CONTEMPORARY EN-SUITE SHOWER ROOM
- STUNNING WELL FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE TO THE REAR
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY
- SPACIOUS & IMMACULATELY MAINTAINED THREE STOREY LAYOUT
- EARLY VIEWING ESSENTIAL



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.