




**Taylors**



**Nagersfield Road, Brierley Hill, DY5 3PA**

**Offers In Region Of £160,000**

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An INCREDIBLY SPACIOUS & THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly SITUATED on a VERY LARGE & ENVIABLE PLOT within this POPULAR RESIDENTIAL LOCATION and furthermore encompassing a GOOD SIZED & VERY WELL PROPORTIONED layout of accommodation with DOUBLE GLAZING & GAS CENTRAL HEATING from a Worcester Combination Boiler System. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to purchase a LARGE & WELL ARRANGED PROPERTY which has HUGE POTENTIAL to both IMPROVE & EXTEND (subject to the usual planning permissions). An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & POTENTIAL of the accommodation on offer, which together with having an EXCELLENT RANGE of LOCAL SCHOOLING & FANTASTIC AMENITIES (Such as Merry Hill Shopping Complex & Brierley Hill High Street) close by, in brief comprises: Reception Hall, Large Sitting Room, Spacious Kitchen, Guests Cloakroom / W.C, Double Glazed Conservatory, Landing, Three GOOD SIZED & Well Proportioned First Floor Bedrooms and House Bathroom. Additionally, this SIZEABLE FAMILY HOME is complemented with a Driveway which provides OFF ROAD PARKING, Detached Garage / Outbuilding, Fore Garden & HUGE REAR GARDEN with Well Maintained Lawns, Maturing Shrubs & Trees and overall providing a FANTASTIC SPACE for GROWING FAMILIES to unwind, yet offering WONDERFUL POTENTIAL & SPACE to EXTEND & ENLARGE FURTHER (STTP).

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Spacious Kitchen** - 3.83m x 2.72m (12'6" x 8'11")

**Sitting Room** - 4.82m x 3.4m (15'9" x 11'1")

**Wide Conservatory** - 6.13m x 1.53m (20'1" x 5'0")

#### Guests Cloakroom / W.C

### FIRST FLOOR

#### Landing

**Bedroom 1** - 4.43m x 2.38m (14'6" x 7'9")

**Bedroom 2** - 2.71m x 2.32m (8'10" x 7'7")

**Bedroom 3** - 2.64m x 2.35m (8'7" x 7'8")

**House Bathroom** - 2.4m x 1.52m (7'10" x 4'11")

### OUTSIDE

#### Driveway

#### Fore Garden

#### Garage / Outbuilding

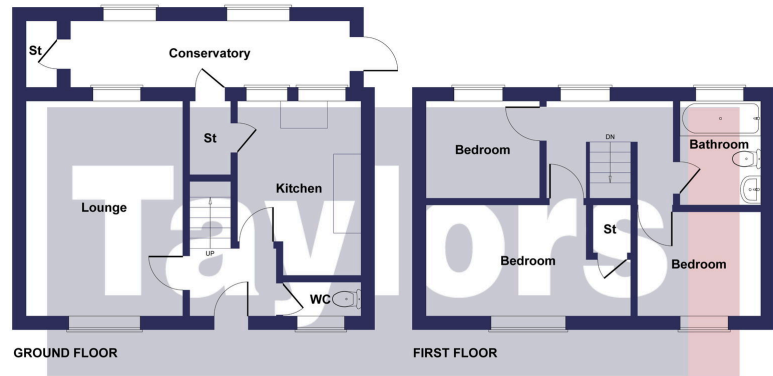
#### Huge Rear Garden

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.



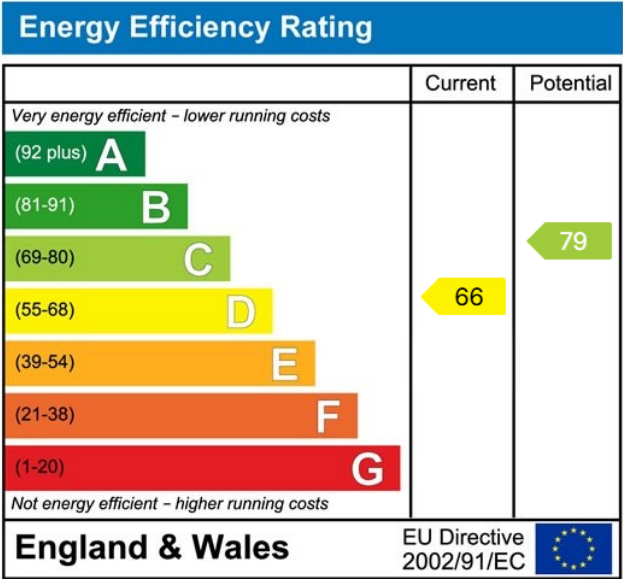


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- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- HUGE REAR GARDEN
- GAS CENTRAL HEATING FROM WORCESTER COMBINATION BOILER SYSTEM
- POPULAR RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- IDEAL FOR FAMILIES OR FIRST TIME BUYERS
- DOUBLE GLAZING
- FANTASTIC POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- INCREDIBLY SPACIOUS & THOUGHTFULLY ENLARGED, 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.