

Taylors

High Street, Brockmoor, Brierley Hill, DY5 3HX

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A BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, BAY FRONTED & TRADITIONAL, THREE BEDROOM, DETACHED RESIDENCE superbly situated on a GOOD SIZED PLOT within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing an INCREDIBLY SPACIOUS layout of accommodation with Gas Central Heating. This WONDERFULLY PROPORTIONED & CHARACTERFUL PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a FANTASTIC & CHARMING FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Practical Family Living, 'Attractively Decorated Ready-to-move-into Accommodation and a Hugely Convenient Residential Location. Pleasantly located within the SOUGHT AFTER AREA of Brockmoor, this LOVELY PROPERTY has an EXCELLENT RANGE of Regular Transport Links & Local Schooling close by, together with having an OUTSTANDING ARRAY of Quality Nearby Amenities (Such as Merry Hill Shopping Complex) within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Attractive Bay Fronted Dining Room being OPEN PLAN to a Lovely Sitting Room Area, Extended Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms and Well Appointed Four Piece Suite House Bathroom. Externally with Extensive Driveway which provides AMPLE OFF ROAD PARKING and Well Maintained & Private Rear Garden which is Low Maintenance & Ideal for Alfresco Dining. There is also FANTASTIC POTENTIAL to EXTEND further subject to the usual planning permissions!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Attractive Bay Fronted Dining Area - 3.9m x 3.38m (12'9" x 11'1")

Lovely Sitting Room Area - 3.38m x 3.37m (11'1" x 11'0")

Extended Well Fitted Kitchen - 4.96m x 1.81m (16'3" x 5'11")

FIRST FLOOR

Landing

Bedroom 1 - 4.16m x 3.38m (13'7" x 11'1")

Bedroom 2 - 3.4m x 3.38m (11'1" x 11'1")

Bedroom 3 - 2.43m x 1.81m (7'11" x 5'11")

Four Piece Suite Suite House Bathroom

OUTSIDE

Extensive Driveway

Secluded & Nicely Landscaped Rear Garden

EPC: D. 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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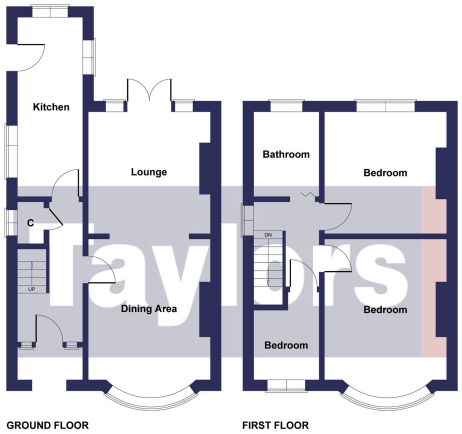
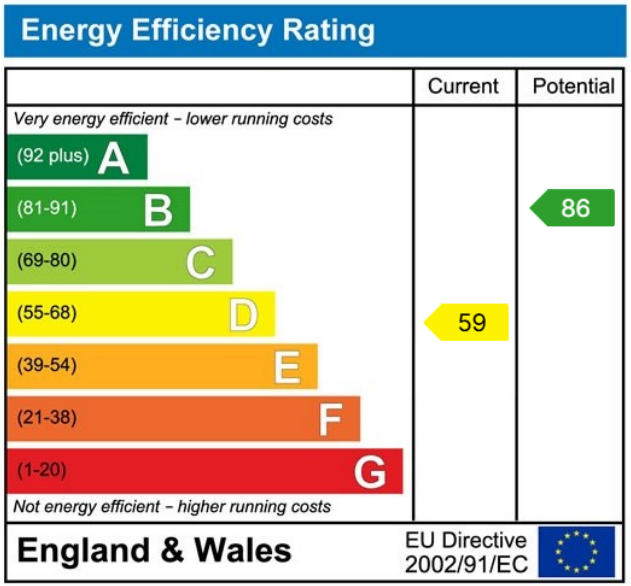


FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes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

- BEAUTIFULLY PRESENTED, BAY FRONTED, DETACHED RESIDENCE
- ATTRACTIVE OPEN PLAN BAY FRONTED DINING ROOM
- FOUR PIECE SUITE HOUSE BATHROOM
- WELL MAINTAINED & LOW MAINTENANCE REAR GARDEN
- FANTASTIC POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN & EXTENDED WELL FITTED KITCHEN
- EXTENSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EXCELLENT RANGE OF LOCAL AMENITIES & SCHOOLING CLOSE BY
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS





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