



**Taylor's**

North Street, Brierley Hill, DY5 3SJ

Offers In Region Of £260,000

3 2 1



This BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED, THREE BEDROOM, THREE STOREY, SEMI-DETACHED TOWNHOUSE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX combined with a FANTASTIC RANGE of POPULAR SCHOOLING close by. This INCREDIBLY SPACIOUS & SUPERBLY PROPORTIONED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and furthermore offers an EXCITING OPPORTUNITY for FAMILIES or the more DISCERNING BUYERS to purchase a ATTRACTIVELY DECORATED & VERY WELL ARRANGED FAMILY HOME, which is 'turn-key' ready, together with having a host of Local Amenities & Regular Transport Links within close proximity. Comprising: Reception Hall, Guests Cloakroom / W.C, Modern Well Fitted Kitchen, Stylish Sitting Room with Dining Area, Landing, Two Double First Floor Bedrooms (Both of which with Lovely Range of Fitted Wardrobes), Well Appointed White Suite House Bathroom & Spacious Top Floor Master Bedroom with Dressing Area & Modern En-Suite Shower Room. Furthermore with Driveway which provides OFF ROAD PARKING, Adjoining Fore Garden, Garage, Double Glazing, Gas Central Heating & Pleasant Rear Garden which would be ideal for Alfresco Dining.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Modern Well Fitted Kitchen** - 3.89m x 1.89m (12'9" x 6'2")

**Attractive Sitting Room with Dining Area** - 5.03m x 4.07m (16'6" x 13'4")

#### Guests Cloakroom / W.C

### FIRST FLOOR

#### Landing

**Bedroom 2** - 3.49m x 3.37m (11'5" x 11'0")

**Bedroom 3** - 3.52m x 3.49m (11'6" x 11'5")

**Well Appointed House Bathroom** - 1.94m x 1.9m (6'4" x 6'2")

### SECOND / TOP FLOOR

**Bedroom 1 / Master Bedroom** - 4.46m x 4.07m (14'7" x 13'4")

**Dressing Area** - 3.14m x 1.39m (10'3" x 4'6")

**En-Suite Shower Room** - 2.12m x 2.07m (6'11" x 6'9")

### OUTSIDE

#### Driveway

#### Fore Garden

#### Garage

#### Pleasant 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.

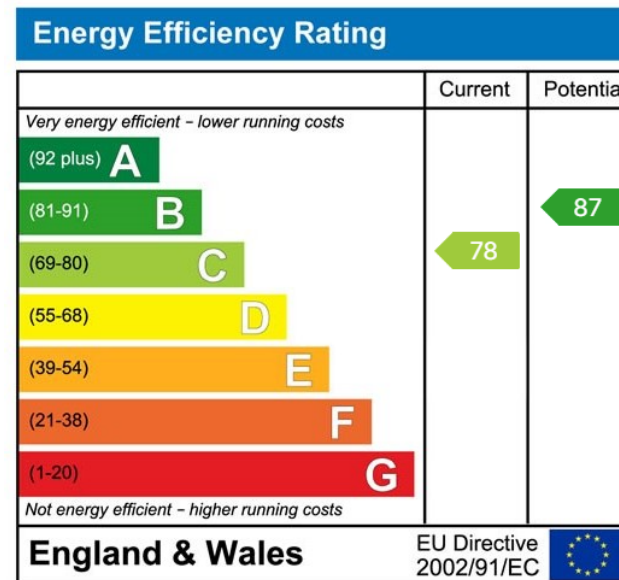


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- BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED, SEMI-DETACHED TOWNHOUSE
- MODERN WELL FITTED KITCHEN
- POPULAR RESIDENTIAL LOCATION
- MASTER / TOP FLOOR BEDROOM WITH DRESSING AREA & EN-SUITE SHOWER ROOM
- THREE LARGE & WELL PROPORTIONED BEDROOMS (ALL OF WHICH WITH FITTED WARDROBES)
- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED THREE STOREY LAYOUT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- WELL APPOINTED WHITE SUITE FAMILY BATHROOM
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



**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.