



Taylors

Burghley Walk, Lakeside, Brierley Hill, DY5 3RN

3 2 2



A SUPERBLY PROPORTIONED & ATTRACTIVELY DESIGNED, EXECUTIVE, THREE BEDROOM, DETACHED RESIDENCE wonderfully situated towards the head of this EXTREMELY SOUGHT AFTER & ADMIRER Cul-De-Sac, and furthermore encompassing an INCREDIBLY SPACIOUS & MOST APPEALING layout of accommodation with both Double Glazing & Gas Central Heating. This GOOD SIZED PROPERTY offers GROWING FAMILIES an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is WELL ARRANGED throughout, and altogether provides the IDEAL COMBINATION of Family Living, Practical Living Accommodation & an HUGELY DESIRABLE RESIDENTIAL LOCATION. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Guests Cloakroom / W.C, Large Sitting Room being OPEN PLAN to a Lovely Dining Room Area, Spacious Breakfast Kitchen, Useful Laundry / Store Room, Landing, Three Well Proportioned First Floor Bedrooms, Master Bedroom with En-Suite Shower Room & House Bathroom. Externally with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Pleasant Fore Garden, Garage and Secluded Rear Garden which is Low Maintenance & Ideal for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Spacious Breakfast Kitchen - 5.06m x 2.84m (16'7" x 9'3")

Large Sitting Room - 4.85m x 3.44m (15'10" x 11'3")

Lovely Dining Room Area - 3.44m x 2.73m (11'3" x 8'11")

Useful Laundry / Store Room - 4.82m x 2.4m (15'9" x 7'10")

FIRST FLOOR

Bedroom 1 - 3.56m x 3.06m (11'8" x 10'0")

En-Suite Shower Room - 2.85m x 1.48m (9'4" x 4'10")

Bedroom 2 - 3.47m x 3.31m (11'4" x 10'10")

Bedroom 3 - 3.02m x 2.44m (9'10" x 8'0")

House Bathroom - 2.04m x 1.85m (6'8" x 6'0")

OUTSIDE

Fore Garden & Excellent Driveway

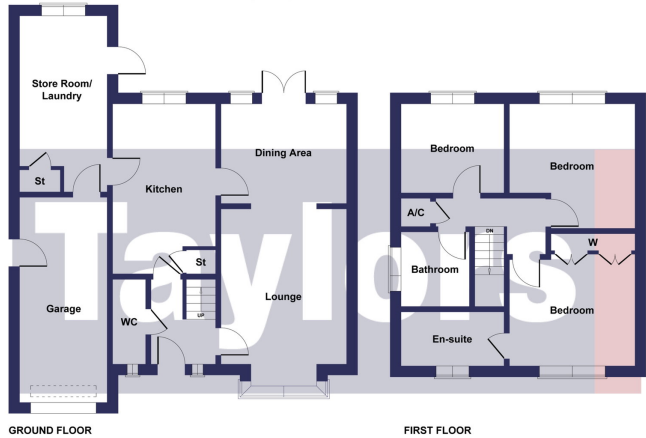
Garage

Secluded Rear Garden

EPC: C. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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).

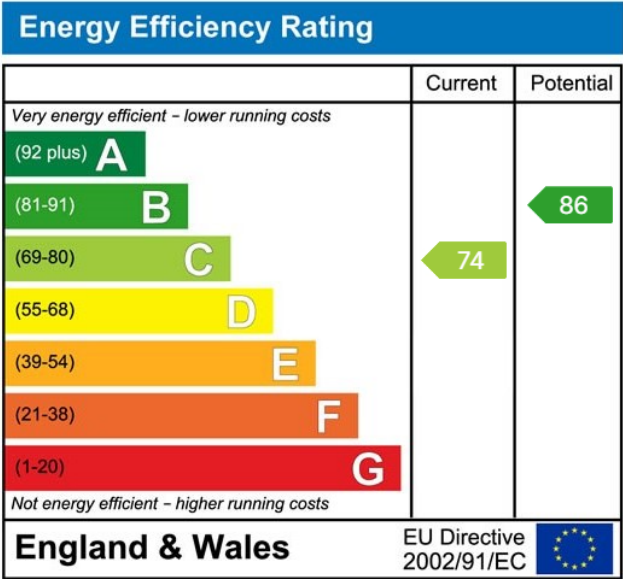


Burghley Walk, Lakeside



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).

- SUPERBLY PROPORTIONED & ATTRACTIVELY DESIGNED DETACHED RESIDENCE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LOCATED WITHIN THE DESIRABLE AREA OF LAKESIDE
- PERFECTLY SUITED FOR GROWING FAMILIES
- EXCELLENT TARMAC DRIVEWAY & GARAGE
- THREE LARGE FIRST FLOOR BEDROOMS
- WONDERFULLY SITUATED WITHIN THIS SOUGHT AFTER & ADMIRER CUL-DE-SAC
- EXTENSIVE RANGE OF QUALITY SCHOOLING CLOSE BY
- WELL ARRANGED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- SPACIOUS BREAKFAST KITCHEN & SEPEARATE LAUNDRY / STORE ROOM



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.