



Taylors

Walker Avenue, Brierley Hill, DY5 2LY

Offers In Region Of £250,000

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A BEAUTIFULLY IMPROVED & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an DECEPTIVELY SPACIOUS & SUPERBLY ARRANGED layout of accommodation with both Gas Central Heating & Double Glazing. This MOST APPEALING PROPERTY is IMMACULATELY MAINTAINED throughout and furthermore offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCELLENT opportunity to acquire a GOOD SIZED & VERY WELL PRESENTED FAMILY HOME which offers the PERFECT COMBINATION of ATTRACTIVELY decorated accommodation with a PRACTICAL INTERNAL layout – perfect for MODERN & EVERY DAY Living. The PROPERTY is conveniently LOCATED within the POPULAR AREA of CALEDONIA in Brierley Hill and furthermore provides EASY access to a FANTASTIC RANGE of WONDERFUL AMENITIES (Such as Merry Hill Shopping Complex), QUALITY Schooling & Regular Transport Links (Such as Stourbridge & Lye Train Stations), combined with being centrally located to both Stourbridge & Brierley Hill Town Centres together with there associated shops, pubs & restaurants. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of accommodation on offer, which in brief comprises: Reception Hallway, Attractive Sitting Room, Modern Well Fitted Kitchen, Useful Utility Area with Fantastic Office / Desk Space just off, Landing, Three Large & Nicely Decorated First Floor Bedrooms & Luxury Re-Appointed House Shower Room. Furthermore this WONDERFUL FAMILY HOME is complimented with a Driveway which provides AMPLE OFF ROAD PARKING, Garage Store & Secluded Rear Garden with Well Maintained Lawn, Astro Turfed Area to the Rear and Initial Patio Area for Alfresco Dining .

ROOM DIMENSIONS

GROUND FLOOR

Side Entrance Hallway

Attractive Sitting Room - 4.87m x 3.55m (15'11" x 11'7")

Modern Well Fitted Breakfast Kitchen - 2.73m x 2.32m (8'11" x 7'7")

Utility - 2.4m x 2.14m (7'10" x 7'0")

Desk Space

FIRST FLOOR

Landing

Bedroom 1 - 4.28m x 3.4m (14'0" x 11'1")

Bedroom 2 - 2.83m x 2.83m (9'3" x 9'3")

Bedroom 3 - 2.78m x 1.98m (9'1" x 6'5")

Stunning Re-Appointed Shower Room - 2.4m x 1.79m (7'10" x 5'10")

OUTSIDE

Impressive Block Paved Driveway

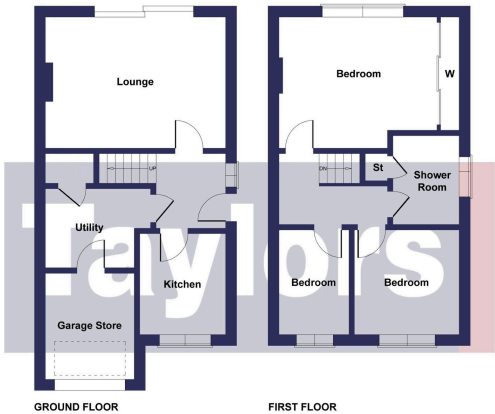
Garage Store

Lovely Well Landscaped Rear Garden

EPC: D. Council Tax Band: C. All main services connected. Construction: We believe the property is of a standard construction type. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

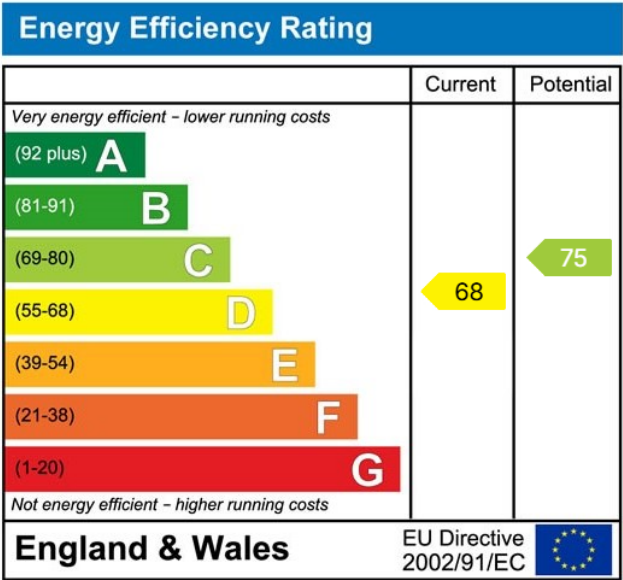


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- BEAUTIFULLY IMPROVED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- MODERN WELL FITTED BREAKFAST KITCHEN
- ATTRACTIVELY LANDSCAPED REAR GARDEN
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- THREE LARGE FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING



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.