



Taylors

Lancaster Road, Brierley Hill, DY5 3QE

Offers In Region Of £225,000

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A DECEPTIVELY SPACIOUS & WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this SOUGHT AFTER Cul-De-Sac, and furthermore encompassing a GOOD SIZED layout of accommodation with Double Glazing & Gas Central Heating. This WELL ARRANGED PROPERTY is IDEALLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and is located within this POPULAR & CONVENIENTLY PLACED Residential Location, which has an EXCELLENT RANGE of Desirable Schooling, Regular Transport Links & Local Amenities close by. An EARLY VIEWING is ADVISED if to appreciate the POTENTIAL of the accommodation on offer, which in brief comprises: Reception Hall, Breakfast Kitchen, Spacious Lounge Diner, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Potential Buyers would also like to be made aware that this PROPERTY is being sold with the added advantage of having NO UPWARD CHAIN, and EXTERNALLY boasts a Lengthy Driveway which provides OFF ROAD PARKING, Fore Garden, Garage & Secluded Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Breakfast Kitchen - 4.39m x 1.99m (14'4" x 6'6")

Spacious Lounge Diner - 5.5m x 4.15m (18'0" x 13'7")

FIRST FLOOR

Landing

Bedroom 1 - 4.22m x 3.19m (13'10" x 10'5")

Bedroom 2 - 4.26m x 2.26m (13'11" x 7'4")

Bedroom 3 - 3.87m x 2.09m (12'8" x 6'10")

Bathroom - 3.34m x 1.86m (10'11" x 6'1")

OUTSIDE

Driveway

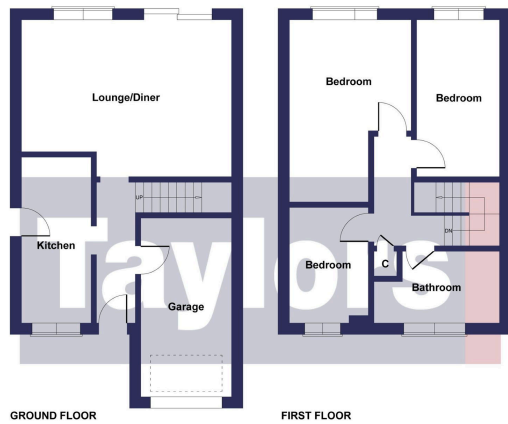
Garage

Secluded 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 low - 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).

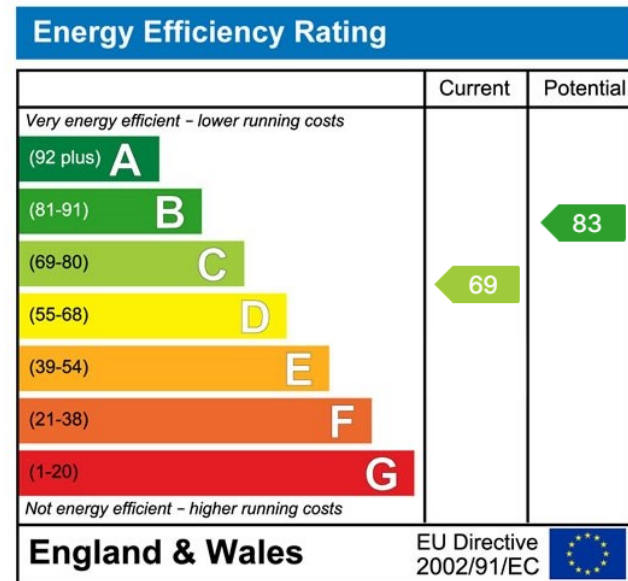


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FOR GUIDE PURPOSES ONLY:
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- DECEPTIVELY SPACIOUS & WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- GOOD SIZED DRIVEWAY & GARAGE
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- GOOD SCHOOLING WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- SECLUDED REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ADVISED



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.