

Norwood Road, Brierley Hill, DY5 3XF

🛏️ 2 🚿 1 🚿 1



A BEAUTIFULLY MODERNISED & COMPREHENSIVELY REFURBISHED, TWO BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing an EXPENSIVELY APPOINTED layout of accommodation with both Double Glazing & Gas Central Heating. This VERY WELL PROPORTIONED PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder, and looking to purchase a GORGEOUSLY IMPROVED FAMILY HOME, which is STYLISHLY DECORATED throughout, and altogether offers the IDEAL COMBINATION of Modern & Practical Living, 'Turn key' Accommodation & a Hugely Convenient Residential Location. 'Norwood Road' forms part of this SOUGHT AFTER RESIDENTIAL LOCATION, which is centrally located to both Brockmoor High Street & Brierley Hill Town Centre, and additionally has an EXTENSIVE RANGE of Schooling & Local Amenities close by, together with having a good array of Regular Transport Links which provide easy access to both Stourbridge & Kingswinford within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Entrance Hallway, Stylishly Decorated Sitting Room, Stunning Re-Fitted Kitchen, Guests Cloakroom / W.C, Landing, Two Well Proportioned First Floor Bedrooms & Luxury Four Piece Suite House Bathroom. Externally with Low Maintenance Frontage (No Dropped Kerb) and Secluded Rear Garden with Initial Patio Area for Alfresco Dining. Potential Buyers would also like to be made aware that this property is being sold with added of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hallway

Stylish Sitting Room - 4.01m x 4m (13'1" x 13'1")

Stunning Well Fitted Kitchen - 3.96m x 2.1m (12'11" x 6'10")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 5.04m x 3m (16'6" x 9'10")

Bedroom 2 - 3.11m x 2.89m (10'2" x 9'5")

Luxury Four Piece Suite House Bathroom

OUTSIDE

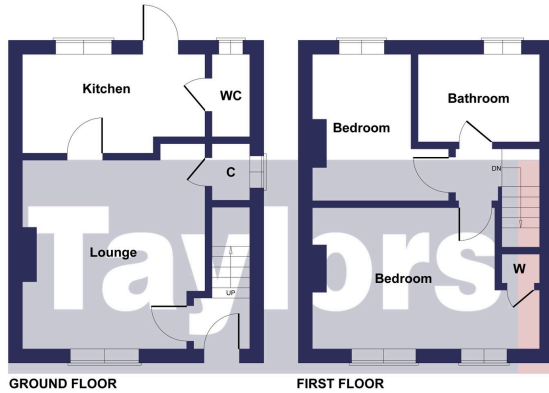
Low Maintenance Frontage (No Dropped Kerb)

Secluded Rear Garden

EPC: D. Council Tax Band: A. 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).

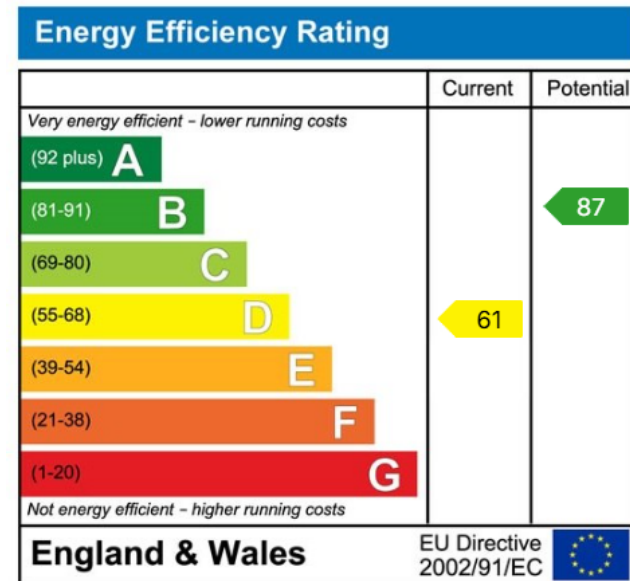


Norwood Road, Brierley Hill, DY5 3XF



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).

- STYLISHLY DECORATED THROUGHOUT
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING RE-FITTED KITCHEN
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- NO UPWARD CHAIN
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- POPULAR RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF TRANSPORT LINKS & LOCAL AMENITIES CLOSE BY
- BEAUTIFULLY MODERNISED & COMPREHENSIVELY REFURBISHED, SEMI-DETACHED RESIDENCE



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.