






**Taylor's**

# Borrowdale Close, Lakeside, Brierley Hill, DY5 3RW

Offers In Region Of £495,000

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A TRULY STUNNING, EXPENSIVELY APPOINTED & RECENTLY MODERNISED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE superbly & enviably situated on a FANTASTIC CORNER PLOT within this EXTREMELY DESIRABLE close, & furthermore encompassing a VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This GORGEOUS PROPERTY is STYLISHLY DECORATED & BEAUTIFULLY PRESENTED throughout, and furthermore offers GROWING FAMILIES a wonderful opportunity to purchase a COMPREHENSIVELY REFURBISHED FAMILY HOME. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Stylish Reception Hall, Spacious Dual Aspect Sitting Room, Stunning Well Fitted Kitchen with Island, Integrated Appliances & Dining Area, 'Light & Airy' Snug / Further Reception Room which is currently used as a Play Room, Useful Utility Room, Modern Ground Floor Shower Room, Landing with Feature Glass Balustrade, Four Well Proportioned First Floor Bedrooms & Luxury Well Appointed Four Piece Suite House Bathroom. Externally this IMPRESSIVE FAMILY HOME is set behind a GOOD SIZED Block Paved Driveway which provides AMPLE OFF ROAD PARKING with an adjoining Lawned Fore Garden. The Driveway extends to a FANTASTIC GARAGE & to the rear is a BEAUTIFULLY LANDSCAPED GARDEN with Secluded Initial Patio Area & Well Maintained Lawn.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

**Stylish Reception Hall**

**Spacious Dual Aspect Sitting Room** - 5.75m x 3.48m (18'10" x 11'5")

**Stunning Well Fitted Kitchen with Dining Area** - 5.79m x 5.23m (18'11" x 17'1")

**Light & Airy Snug / Further Reception Room** - 4.28m x 2.25m (14'0" x 7'4")

**Useful Utility Room** - 3.63m x 1.62m (11'10" x 5'3")

**Modern Ground Floor Shower Room**

#### FIRST FLOOR

**Bedroom 1** - 3.55m x 3.52m (11'7" x 11'6")

**Bedroom 2** - 3.21m x 2.95m (10'6" x 9'8")

**Bedroom 3** - 3.5m x 2.12m (11'5" x 6'11")

**Bedroom 4** - 2.96m x 2.52m (9'8" x 8'3")

**Luxury Four Piece Suite House Bathroom** - 3.13m x 2.13m (10'3" x 6'11")

#### OUTSIDE

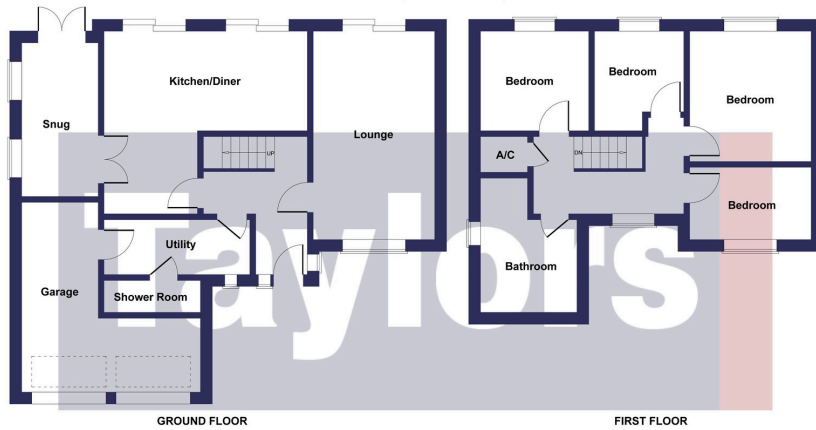
**Impressive Block Paved Driveway & Fantastic Garage** - 5.73m x 5.15m (18'9" x 16'10")

**Well Maintained Fore Garden & Beautifully Landscaped Rear Garden**

EPC: C. Council Tax Band: E. All main services connected. 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 buver).



### Borrowdale Close, Lakeside, DY5 3RW



GROUND FLOOR

FIRST FLOOR

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).

- TRULY STUNNING & RECENTLY MODERNISED, DETACHED RESIDENCE
- FANTASTIC CORNER PLOT POSITION WITHIN THIS SOUGHT AFTER CLOSE
- LUXURY WELL FITTED KITCHEN WITH ISLAND, DINING AREA & INTEGRATED APPLIANCES
- ADDITIONAL CONTEMPORARY GROUND FLOOR SHOWER ROOM
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY
- FOUR WELL PROPORTIONED & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- SUPERBLY LOCATED WITHIN THE DESIRABLE AREA OF LAKESIDE
- MODERN FOUR PIECE SUITE HOUSE BATHROOM
- TWO BRIGHT & SPACIOUS RECEPTION ROOMS
- STYLISHLY DECORATED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.