



Taylors

Bent Street, Brierley Hill, DY5 1RB

Offers In Region Of £160,000

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An EXTREMELY SPACIOUS & VERY WELL PROPORTIONED, VICTORIAN STYLE, THREE BEDROOM, MID-TERRACE RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a LARGE & CHARACTERFUL layout of accommodation with Gas Central Heating & Double Glazing. This VERSTAILE & GOOD SIZED PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a MOST APPEALING PROPERTY, which even though now require some sympathetic modernisation, affords HUGE POTENTIAL to CREATE a LOVELY FAMILY HOME, which is for sale with NO UPWARD CHAIN, and additionally offers the PERFECT COMBINATION of Practical Family Living, Incredibly Spacious Accommodation & a Hugely Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Large Sitting Room with Bay Window, Separate Dining Room / Further Reception Rooms, Spacious Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Externally with Driveway which provides OFF ROAD PARKING, Fore Garden & Pleasant Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Sitting Room with Bay Window - 4.6m x 3.35m (15'1" x 10'11")

Separate Dining Room / Further Reception Room - 4.48m x 3.94m (14'8" x 12'11")

Spacious Kitchen - 5.32m x 2.62m (17'5" x 8'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.89m x 3.61m (12'9" x 11'10")

Bedroom 2 - 3.95m x 3.53m (12'11" x 11'6")

Bedroom 3 - 3.41m x 2.58m (11'2" x 8'5")

House Bathroom

OUTSIDE

Driveway

Fore Garden

Good Sized Rear Garden

EPC: C. Council Tax Band: B. 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).

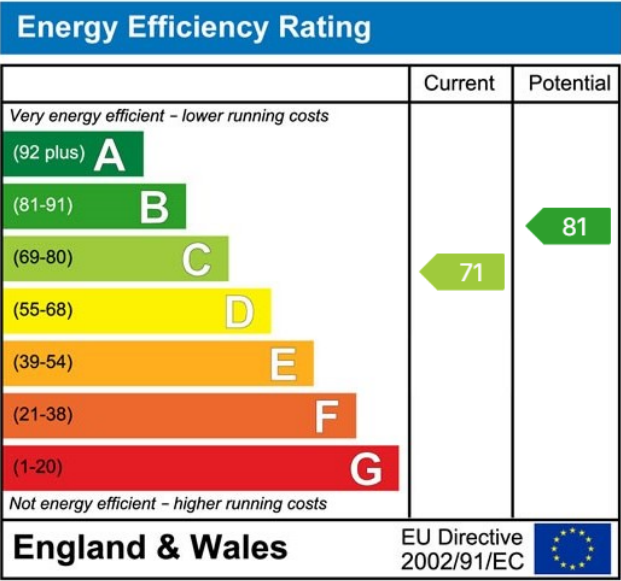


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FOR GUIDE PURPOSES ONLY
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- EXTREMELY SPACIOUS, VICTORIAN STYLE, MID-TERRACE RESIDENCE
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- TWO SPACIOUS RECEPTION ROOMS
- MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL HIGH STREET CLOSE BY
- IDEAL FOR FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER
- NO UPWARD CHAIN
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT



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.