



Taylor's

Stamford Road, Brierley Hill, DY5 2QD

Offers In Region Of £299,950

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A BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with Double Glazing, Gas Central Heating & OWNED SOLAR PANELS. This INCREDIBLY SPACIOUS PROPERTY is IMMACULATELY MAINTAINED THROUGHOUT, and offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS a WONDERFUL OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is ATTRACTIVELY & NEAUTRALLY DECORATED, and altogether offers the PERFECT COMBINATION of FAMILY LIVING, 'Ready-to-move-into-accommodation' and a Hugely Popular Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Guests Cloakroom / W.C, Spacious Dual Aspect Through Lounge, Separate Dining Room / Further Reception Room, Stunning Well Fitted Kitchen with Integrated Appliances, Landing, Three Well Proportioned First Floor Bedrooms (Master with Fantastic Range of Fitted Wardrobes) & Luxury Re-Appointed House Shower Room. Externally this SPLENDID PROPERTY is situated on a BRILLIANT SIZED PLOT, and boasts an Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Adjoining Pretty Fore Gardens, Owned Solar Panels, Workshop / Outhouse, Well Maintained & Attractive Rear Garden with Initial Patio Area for Alfresco Dining and WONDERFUL DISTANT FRONTAL VIEWS.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall & Guests Cloakroom / W.C

Attractive Through Lounge with Dining Area - 6.96m x 3.79m (22'10" x 12'5")

Separate Dining Room / Further Reception Room - 4.67m x 3.11m (15'3" x 10'2")

Stunning Well Fitted Kitchen with Integrated Appliances - 5.46m x 2.19m (17'10" x 7'2")

FIRST FLOOR

Bedroom 1 - 3.79m x 2.67m (12'5" x 8'9")

Bedroom 2 - 2.69m x 2.66m (8'9" x 8'8")

Bedroom 3 - 2.93m x 2m (9'7" x 6'6")

Luxury House Shower Room - 1.97m x 1.69m (6'5" x 5'6")

OUTSIDE

Impressive Block Paved Driveway & Pretty Fore Gardens

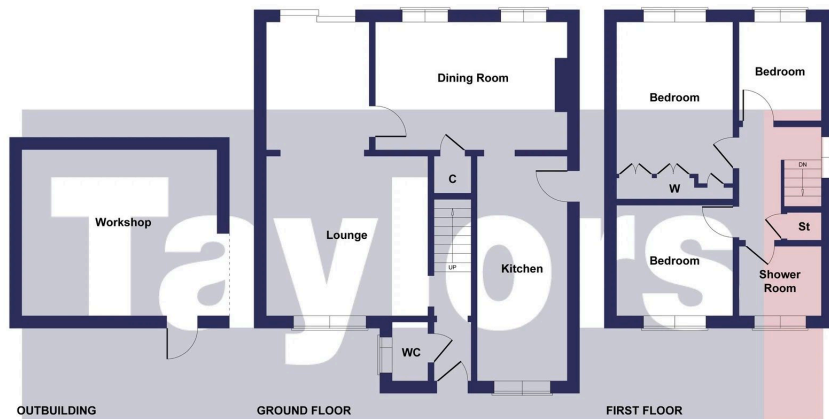
Lovely & Good Sized Rear Garden

Workshop / Outbuilding - 4.75m x 4.04m (15'7" x 13'3")

EPC: A. 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 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:
 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).

- BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- IMMACULATELY MAINTAINED THROUGHOUT
- STUNNING WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EARLY VIEWING ESSENTIAL
- FANTASTIC RANGE OF POPULAR SCHOOLING CLOSE BY
- TWO CHARMING & INCREDIBLY SPACIOUS RECEPTION ROOMS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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