



Taylor's

Delph Road, Brierley Hill, DY5 2RP

Offers In Region Of £300,000

3 1 3



A TREMENDOUSLY SPACIOUS & EXTENDED, THREE BEDROOM, DETACHED RESIDENCE for sale with NO UPWARD CHAIN and furthermore encompassing a VERY WELL PROPORTIONED & EXTREMELY VERSATILE layout of accommodation with both Gas Central Heating & Double Glazing. This GOOD SIZED PROPERTY is pleasantly situated on a LARGE & ENVIABLE SIZED PLOT within this ESTABLISHED RESIDENTIAL LOCATION, which is conveniently placed for an EXTENSIVE RANGE of LOCAL AMENITIES (Such as Merry Hill Shopping Complex) & Regular Transport Links, together with having an OUTSTANDING ARRAY of DESIRABLE SCHOOLING within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch / Hallway, Spacious Living Room / Front Reception Room being OPEN PLAN to a Practical Dining Area, Modern Well Fitted Kitchen with Integrated Appliances, Large Rear Lounge / Further Reception Room, Useful Utility, Guests Cloakroom / W.C, Inner Hall, Landing, Three Large & Well Proportioned First Floor Bedrooms and Attractive Well Appointed House Bathroom. Furthermore with Extensive Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Garage & Pleasant Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hall

Living Room / Front Reception Room - 5.12m x 3.71m (16'9" x 12'2")

Dining Area - 3.72m x 2.29m (12'2" x 7'6")

Spacious Lounge / Further Reception Room - 6.16m x 4.69m (20'2" x 15'4")

Modern Well Fitted Kitchen - 4.24m x 2.95m (13'10" x 9'8")

Useful Utility Room - 3.31m x 2.88m (10'10" x 9'5")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 6.21m x 2.8m (20'4" x 9'2")

Bedroom 2 - 3.71m x 3.37m (12'2" x 11'0")

Bedroom 3 - 3.68m x 2.72m (12'0" x 8'11")

House Shower Room

OUTSIDE

Extensive Driveway

Garage

Pleasant Rear Garden

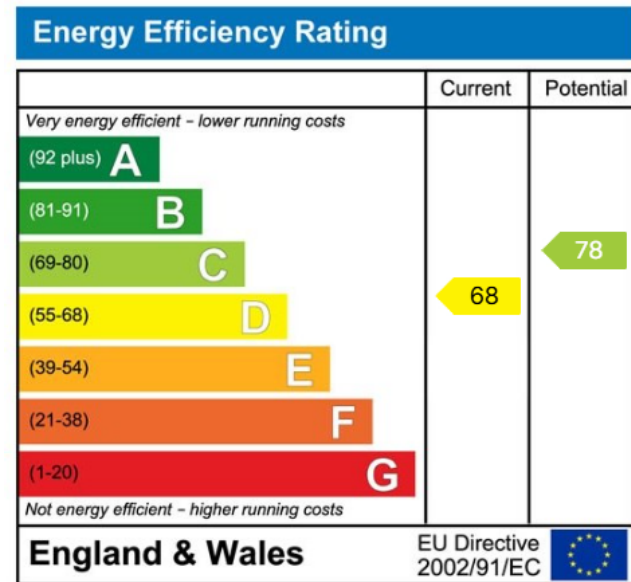
EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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).





Measurements are approximate. Not to scale. Illustrative purposes only.
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- TREMENDOUSLY SPACIOUS & EXTENDED, DETACHED RESIDENCE
- NO UPWARD CHAIN
- EXTENSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING & GARAGE
- THREE RECEPTION ROOMS
- POPULAR & CONVENIENT RESIDENTIAL LOCATION
- THREE LARGE FIRST FLOOR BEDROOMS
- GOOD SIZED PLOT
- SECLUDED REAR GARDEN
- MODERN RE-FITTED KITCHEN
- MERRY HILL SHOPPING COMPLEX CLOSE BY



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.