



Taylors

Woods Lane, Brierley Hill, DY5 2QU

Offers In Region Of £245,000

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A BEAUTIFULLY PRESENTED & INCREDIBLY DECEPTIVE, TWO BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING & VERY WELL PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This RATHER LOVELY & CHARMING PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a FANTASTIC HOME, which is IMMACULATELY MAINTAINED & STYLISHLY DECORATED throughout, and altogether offers the IDEAL COMBINATION of Flexible Family Living, Turn Key Accommodation & a Hugely Convenient Residential Location. 'Woods Lane' forms part of this POPULAR RESIDENTIAL LOCATION, which has an OUTSTANDING RANGE of Local Amenities (Such as Merry Hill Shopping Complex) & DESIRABLE SCHOOLING close by, together with having a FANTASTIC ARRAY of Regular Transport Links which provide EASY ACCESS to both Stoubridge & Brierley Hill Town Centres. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hall, Stylish Bay Fronted Sitting Room, Separate Dining Room / Further Reception Room, Attractive Well Fitted Kitchen, Modern Ground Floor Bathroom, Landing, Two Well Proportioned First Floor Bedrooms & Additional First Floor Shower Room. Externally with Tarmac Driveway which provides OFF ROAD PARKING, Wonderful & Secluded Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining and Impressive Outbuilding with a Variety of Potential Uses (E.g - Gym / Office Space).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stylish Bay Fronted Sitting Room - 3.69m x 3.63m (12'1" x 11'10")

Separate Dining Room / Further Reception Room - 3.66m x 3m (12'0" x 9'10")

Modern Well Fitted Kitchen - 4.1m x 2.96m (13'5" x 9'8")

Well Appointed White Suite Bathroom - 2.67m x 1.8m (8'9" x 5'10")

FIRST FLOOR

Landing

Bedroom 1 - 3.65m x 3.03m (11'11" x 9'11")

Bedroom 2 - 3.66m x 2.07m (12'0" x 6'9")

Modern Shower Room

OUTSIDE

Driveway

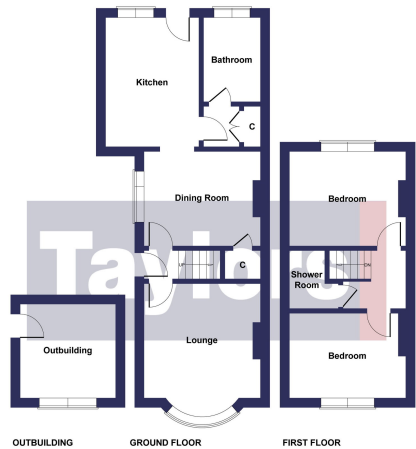
Wonderful Rear Garden

Impressive Outbuilding with a Variety of Potential Uses (Eg - Gym / Office Space) - 3.03m x 2.98m (9'11" x 9'9")

EPC: D. 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 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).

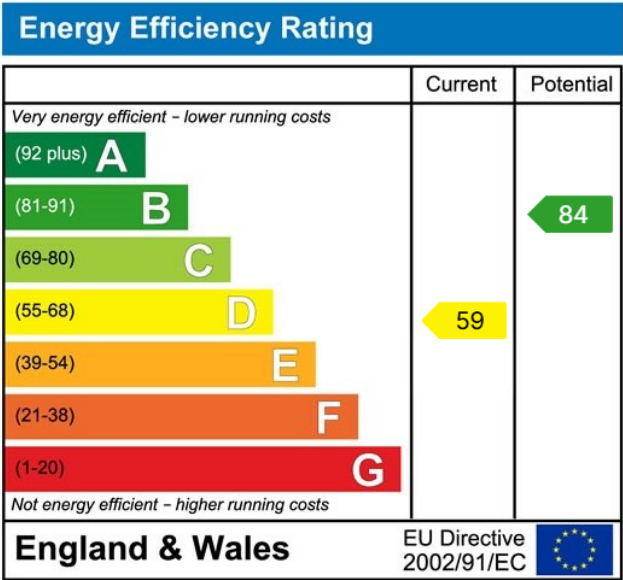


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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 & INCREDIBLY DECEPTIVE, SEMI-DETACHED RESIDENCE
- MODERN GROUND FLOOR BATHROOM & ADDITIONAL FIRST FLOOR SHOWER ROOM
- TWO STYLISH & CHARMING RECEPTION ROOMS
- IMPRESSIVE OUTBUILDING WITH A VARIETY OF POTENTIAL USES (GYM / OFFICE SPACE)
- EXCELLENT RANGE OF LOCAL AMENITIES & SOUGHT AFTER SCHOOLING CLOSE BY
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- ATTRACTIVE WELL FITTED KITCHEN
- SECLUDED & NICELY MAINTAINED REAR GARDEN
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EXTREMELY POPULAR RESIDENTIAL LOCATION



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.