



Taylor's

North Street, Brierley Hill, DY5 3QA

Offers In Region Of £260,000

3 1 2



A CHARMING & CHARACTERFUL, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this POPULAR RESIDENTIAL LOCATION, with DELIGHTFUL FRONTAL VIEWS overlooking MARSH PARK, and furthermore encompassing a VERY WELL PROPORTIONED array of accommodation with Gas Central Heating. This DECEPTIVELY SPACIOUS PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, and additionally offers an EXCITING OPPORTUNITY to purchase a GOOD SIZED FAMILY HOME which offers the IDEAL COMBINATION of a CHARTARFUL, yet PRACTICAL & VERSATILE internal layout. 'North Street' forms part of this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, which has an OUTSTANDING RANGE of Local Amenities, Regular Transport Links & Popular Schooling close by, together with having both Marsh Park & Brierley Hill High Street within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Pleasant Sitting Room, Fitted Kitchen being OPEN PLAN to a Separate Dining Room / Further Reception Room, House Bathroom, Landing, Three Well Proportioned Bedrooms & First Floor W.C. Externally this MOST APPEALING HOME is complimented with a Garage and Secluded Rear Garden which is Low Maintenance & ideal for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Pleasant Sitting Room - 4.07m x 3.42m (13'4" x 11'2")

Separate Dining Room / Further Reception Room - 3.74m x 3.67m (12'3" x 12'0")

Fitted Kitchen - 3.85m x 3.57m (12'7" x 11'8")

House Bathroom - 2.46m x 2.43m (8'0" x 7'11")

FIRST FLOOR

Landing

Bedroom 1 - 3.96m x 3.71m (12'11" x 12'2")

Bedroom 2 - 3.72m x 3.7m (12'2" x 12'1")

Bedroom 3 - 3.4m x 2.47m (11'1" x 8'1")

First Floor W.C

OUTSIDE

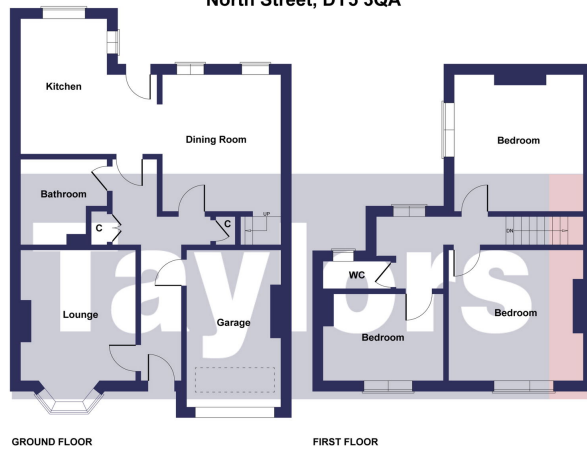
Garage

Secluded Low Maintenance Rear Garden

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 with Gas Central Heating and a Combination of Timber Glazed & Double Glazed Window Units (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.

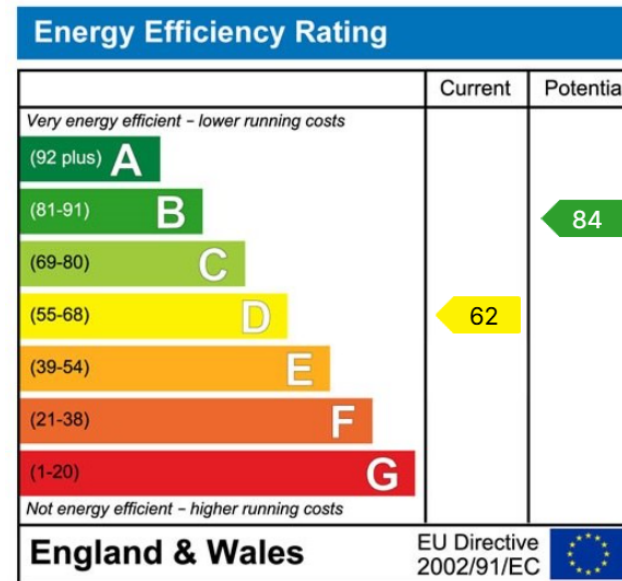


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- CHARMING & CHARACTERFUL, SEMI-DETACHED RESIDENCE
- TWO SPACIOUS RECEPTION ROOMS
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- FRONTAL VIEWINGS OVER LOOKING MARSH PARK
- BRIERLEY HILL TOWN CENTRE WITHIN WALKING DISTANCE
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- PERFECT FOR GROWING FAMILIES
- SECLUDED & LOW MAINTENANCE REAR GARDEN
- EARLY VIEWING ESSENTIAL
- EXTREMELY DECEPTIVE LAYOUT OF ACCOMMODATION



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.