



**Taylors**

# Rookery Avenue, Brierley Hill, DY5 3NN

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A VERY WELL PROPORTIONED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS Layout of accommodation with Gas Central Heating & Majority Double Glazing. This GOOD SIZED PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder and to purchase a MOST APPEALING PROPERTY, which is WELL ARRANGED throughout, and altogether provides the IDEAL COMBINATION of Practical Family Living & a Hugely Convenient Residential Location. 'Rookery Avenue' forms part of the SOUGHT AFTER Market Town of Brierley Hill, which has an EXCELLENT RANGE of Schooling, Regular Transport Links & Local Amenities (Such as Merry Hill Shopping Complex & Brierley Hill High Street) close by. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Entrance Hall, Sitting Room, Fitted Kitchen, Rear Lobby, Guests Cloakroom / W.C, Veranda / Laundry, Landing, Two Well Proportioned First Floor Bedrooms & Modern House Bathroom. Externally with Pebbled Frontage (No Dropped Kerb) & Rear Garden. Potential Buyers would also like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

**ROOM DIMENSIONS**

**GROUND FLOOR**

**Entrance Hallway**

**Sitting Room** - 4.09m x 3.58m (13'5" x 11'8")

**Fitted Kitchen** - 3.26m x 2.24m (10'8" x 7'4")

**Rear Lobby**

**Guests Cloakroom / W.C**

**Rear Veranda / Laundry** - 2.49m x 2.02m (8'2" x 6'7")

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 5.26m x 2.99m (17'3" x 9'9")

**Bedroom 2** - 3.27m x 3m (10'8" x 9'10")

**House Bathroom** - 1.96m x 1.88m (6'5" x 6'2")

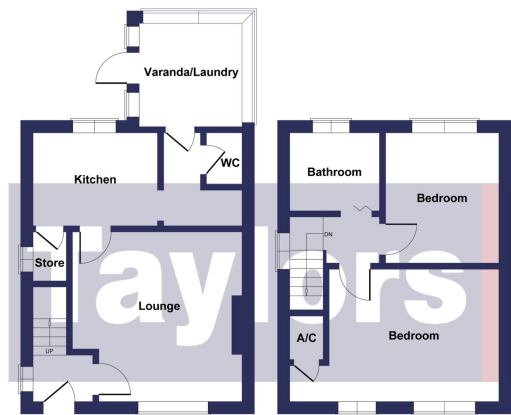
**OUTSIDE**

**Low Maintenance Frontage (No Dropped Kerb)**

**Rear Garden**

EPC: D. Council Tax Band: A. 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).





GROUND FLOOR

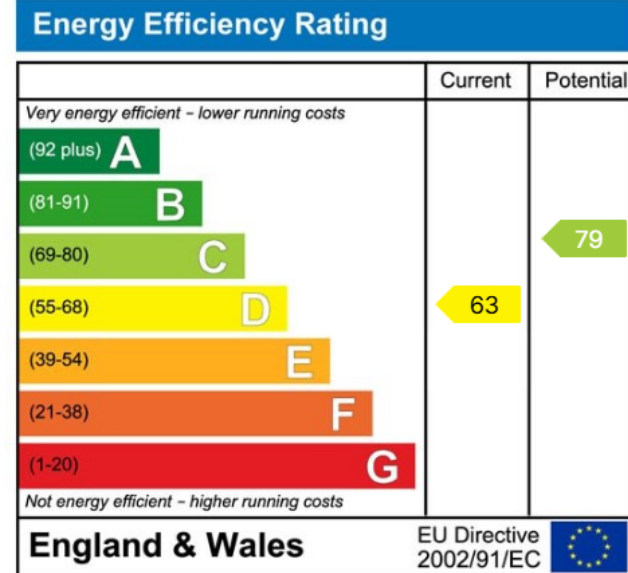
FIRST FLOOR

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).



- VERY WELL PROPORTIONED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- TWO GOOD SIZED FIRST FLOOR BEDROOMS
- MODERN HOUSE BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- EARLY VIEWING ADVISED
- CONVENIENT RESIDENTIAL LOCATION
- 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.