



Taylor's

Mousehall Farm Road, Brierley Hill, DY5 2LT

Offers In Region Of £195,000

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A BEAUTIFULLY PRESENTED & DECEPTIVELY SPACIOUS, THREE BEDROOM, MID-TERRACE RESIDENCE superbly situated within this DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This MOST APPEALING PROPERTY is IMMACULATELY MAINTAINED throughout and offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder and to purchase a WELL ARRANGED FAMILY HOME which offers the PERFECT COMBINATION of 'ready-to-move-into' accommodation, ATTRACTIVE & NEUTRAL DECOR & a HUGEY DESIRABLE RESIDENTIAL LOCATION. 'Mousehall Farm Road' is wonderfully situated within the POPULAR RESIDENTIAL AREA of 'Caledonia' which is centrally located to both Brierley Hill & Stourbridge Town Centres, together with having an EXTENSIVE RANGE of Local Amenities, SOUGHT AFTER SCHOOLING & Regular Transport Links close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Modern Well Fitted Kitchen with Spacious Dining Area, Large & Attractively Decorated Sitting Room, Landing, Three Well Proportioned First Floor Bedrooms & Lovely White Suite Family Bathroom. Furthermore with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING with Beautifully Landscaped Rear Garden with Astro Turf Lawn & Initial Patio Area. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Spacious & Modern Well Fitted Dining Kitchen - 4.46m x 2.96m (14'7" x 9'8")

(Measurements taken at widest available points)

Large Sitting Room - 4.99m x 4.49m (16'4" x 14'8")

FIRST FLOOR

Bedroom 1 - 3.74m x 2.62m (12'3" x 8'7")

Bedroom 2 - 2.88m x 2.61m (9'5" x 8'6")

Bedroom 3 - 2.6m x 1.78m (8'6" x 5'10")

Beautifully Appointed White Suite House Bathroom

OUTSIDE

Driveway which provides Off Road Parking

Attractively Landscaped Astro Turf Rear Garden

EPC: D. Council Tax Band: B. Construction: We believe the property is of a Timber Frame Type 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.

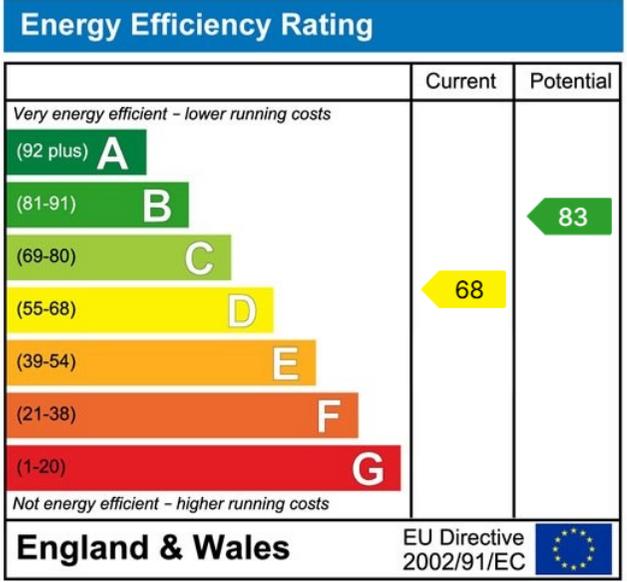


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- BEAUTIFULLY PRESENTED & DECEPTIVELY SPACIOUS, MID-TERRACE RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- ATTRACTIVELY APPOINTED WHITE SUITE HOUSE BATHROOM
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EARLY VIEWING ESSENTIAL
- DOUBLE GLAZING & GAS CENTRAL HEATING
- MODERN WELL FITTED KITCHEN WITH SPACIOUS DINING AREA
- DESIRABLE RESIDENTIAL LOCATION
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- EXTENSIVE RANGE OF GOOD SCHOOLING & LOCAL AMENITIES 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.