



Taylors

The Goss, Brierley Hill, DY5 2TS

Offers In Region Of £400,000

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This BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED, THOUGHTFULLY ENLARGED, MODERN STYLE, FOUR BEDROOM, DETACHED RESIDENCE enjoys a SECLUDED & PICTURESQUE SETTING within this EXTREMELY SOUGHT AFTER residential location, and furthermore encompasses an INCREDIBLY SPACIOUS & SUPERBLY PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This WONDERFUL PROPERTY is PERFECTLY SUITED for GROWING FAMILIES looking to purchase a LOVELY FAMILY HOME within this DESIRABLE setting, which together with having an OUTSTANDING range of POPULAR SCHOOLING & LOCAL AMENITIES close by, in brief comprises: Reception Hall, Stylish Sitting Room, Separate Dining Room / Further Reception Room, Attractive Double Glazed Conservatory, Stunning Well Fitted Dining Kitchen with Integrated Appliances, Guests Cloakroom / W.C, Landing, Four Well Proportioned & Good Sized First Floor Bedrooms (Both Bedroom 1 & 2 with Modern En-Suite Shower Rooms) and White Suite Family Bathroom. Furthermore with Gated Block Paved Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Garage and Fantastic Rear Garden which is secluded with a Well Maintained Lawn & pebbled area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 4m x 3.75m (13'1" x 12'3")

Separate Dining Room / Further Reception Room - 3.53m x 3.29m (11'6" x 10'9")

Delightful Conservatory - 3.41m x 3.28m (11'2" x 10'9")

Stunning Well Fitted Dining Kitchen - 4.71m x 3.17m (15'5" x 10'4")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.92m x 3.49m (12'10" x 11'5")

En-Suite Shower Room

Bedroom 2 - 3.39m x 2.81m (11'1" x 9'2")

En-Suite

Bedroom 3 - 3.19m x 2.82m (10'5" x 9'3")

Bedroom 4 - 3.08m x 2.4m (10'1" x 7'10")

Well Appointed House Bathroom - 2.61m x 2.43m (8'6" x 7'11")

OUTSIDE

Impressive Gated Driveway

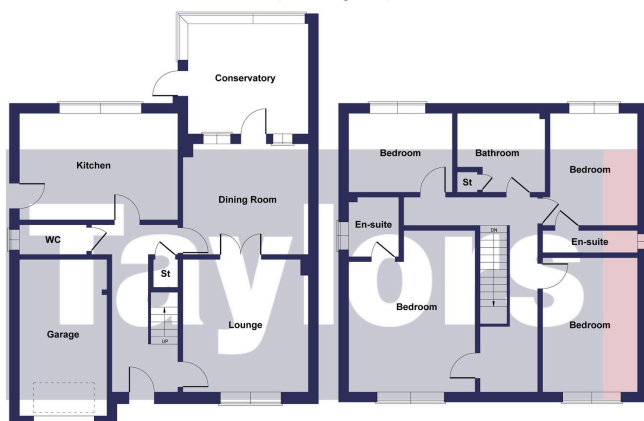
Garage

Beautiful Rear Garden

EPC: C. Council Tax Band: E. All main services connected. 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.

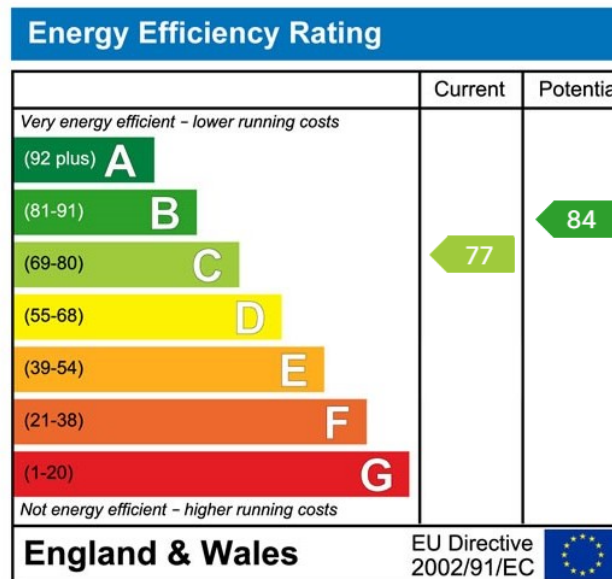


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- PERFECTLY SUITED FOR GROWING FAMILIES
- BEDROOMS 1 & 2 WITH EN-SUITE SHOWER ROOMS
- TWO SPACIOUS RECEPTION ROOMS & ATTRACTIVE CONSERVATORY
- FANTASTIC & WELL MAINTAINED REAR GARDEN
- BEAUTIFULLY PRESENTED & IMMACULATLY MAINTAINED, MODERN STYLE, DETACHED RESIDENCE
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING WELL FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- IMPRESSIVE GATED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- SOUGHT AFTER RESIDENTIAL LOCATION
- THOUGHTFULLY ENLARGED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING



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.