



11 Vicarage Close,
Brierley Hill, DY5 2RJ

Taylor's

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*VERY WELL PRESENTED, MOD-
ERN STYLE, SEMI-DETACHED
HOUSE*

- ROOM DIMENSIONS
- GROUND FLOOR
- Well Fitted Kitchen - 12' 10" x 6' 7" (3.91m x 2.01m)
- Sitting Room - 12' 9" x 12' 6" (3.88m x 3.81m)
- Conservatory - 12' 2" x 9' 6" (3.71m x 2.89m)
- FIRST FLOOR
- Landing
- Bedroom 1 - 13' 0" x 9' 4" (3.96m x 2.84m)
- Bedroom 2 - 8' 10" x 6' 4" (2.69m x 1.93m)
- Re-Appointed Wet Room - 6' 3" x 5' 6" (1.90m x 1.68m)
- OUTSIDE
- Driveway
- Rear Garden
- ALL MEASUREMENTS TAKEN WIDEST AVAILABLE POINTS



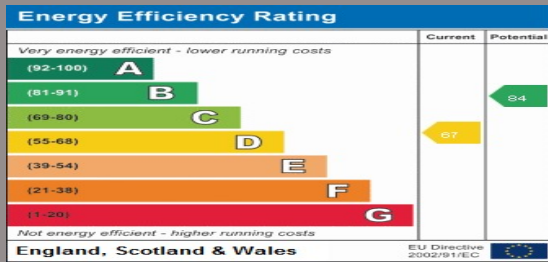
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Exceptionally well placed within a desirable & SECLUDED cul-de-sac, this VERY WELL PRESENTED, MODERN STYLE, TWO BED-ROOM, SEMI-DETACHED HOUSE combines a sought after location with a WELL PROPORTIONED and SPACIOUS layout of ENLARGED accommodation which includes both GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The accommodation is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder and in brief comprises: full width WELL FITTED kitchen with appliances, PLEASANT full width lounge, LARGE CONSERVATORY extension, Landing, TWO GOOD SIZED FIRST FLOOR BEDROOMS and Well Appointed House Wet Room. The property is set back beyond the DRIVEWAY and to the rear is a very pleasant private garden. This LOVELY HOME is for sale with NO UPWARD CHAIN and also has an EXCELLENT RANGE of AMENITIES, SCHOOLING & TRANSPORT LINKS close by! Tenure: Freehold. 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: Brick. BHS9975

MISREPRESENTATION ACT 1967

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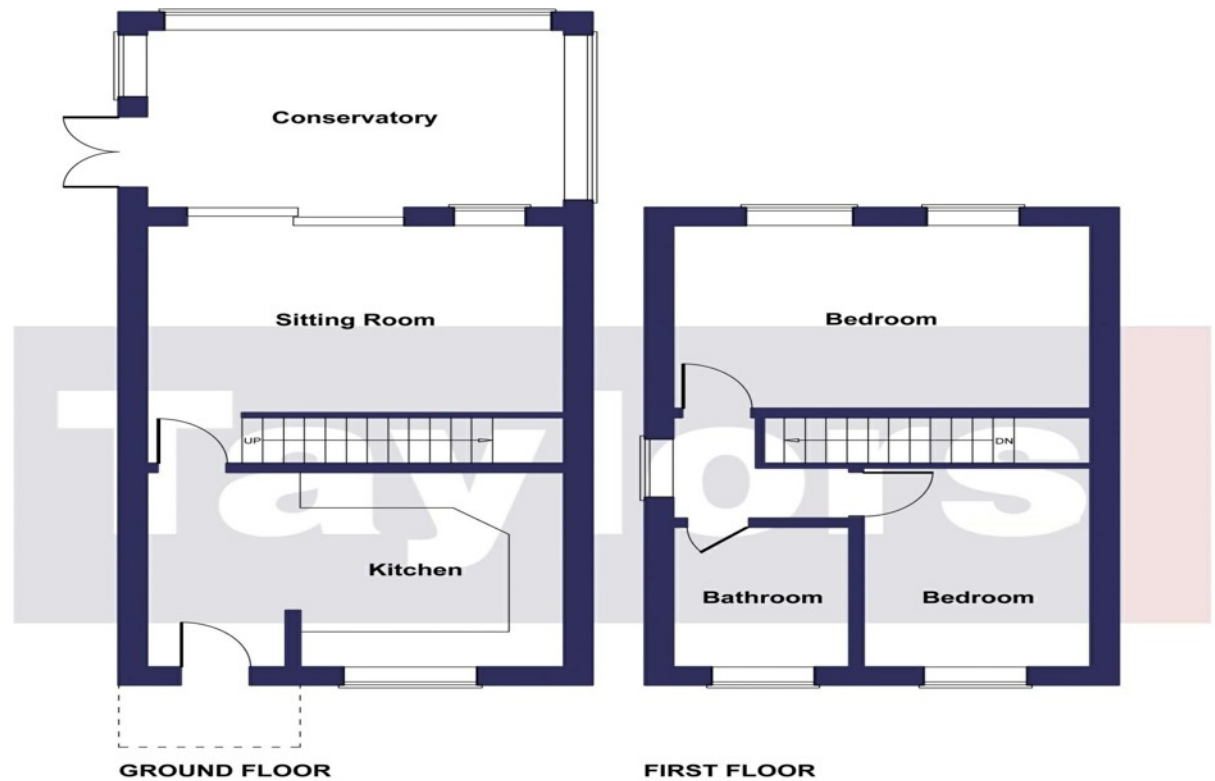
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