



26 Orchard Street,  
Brierley Hill, DY5 1PR

**Taylor's**

# 26 Orchard Street, Brierley Hill, DY5 1PR

*GOOD SIZED & VERY WELL PRO-  
PORTIONED, TRADITIONAL STYLE,  
SEMI-DETACHED RESIDENCE*

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Hall

Sitting Room - 13' 11" x 10' 2" (4.24m x 3.10m)

Spacious Dining Kitchen - 20' 8" x 10' 4"  
(6.29m x 3.15m)

### FIRST FLOOR

Landing

Bedroom 1 - 16' 2" x 9' 10" (4.92m x 2.99m)

Bedroom 2 - 11' 9" x 9' 8" (3.58m x 2.94m)

House Bathroom - 6' 3" x 5' 5" (1.90m x 1.65m)

### OUTSIDE

Lawned Fore Garden

Good Sized Rear Garden

Measurements taken at widest available  
points



These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

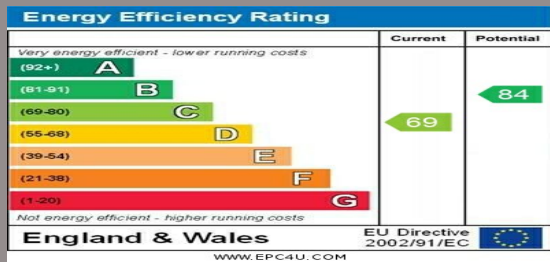
This GOOD SIZED & VERY WELL PROPORTIONED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has a LOVELY OPEN OUTLOOK to the front and is well placed for an EXTENSIVE RANGE of LOCAL SCHOOLING & SOUGHT AFTER AMENITIES (such as Merry Hill Shopping Complex). This MOST APPEALING PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated & in brief comprises: Entrance Hall, Pleasant Sitting Room, Spacious Kitchen Diner, Landing, Two Large First Floor Bedrooms, House Bathroom, Lawned Fore Garden & Wonderful Rear Garden. Tenure: Freehold. EPC: C. 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: PRC Certificate available (Please speak to Agent for further details / information).

**BHS10196**

MISREPRESENTATION ACT 1967

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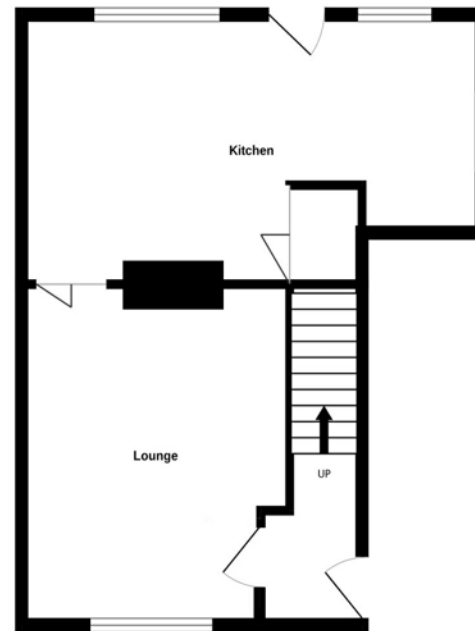
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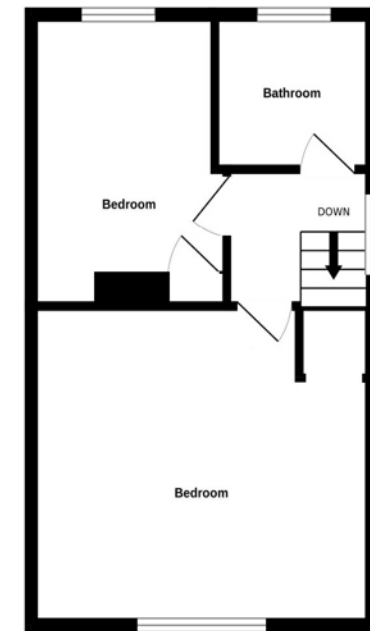
BRIERLEY HILL

SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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