



94 Caledonia,
Brierley Hill, DY5 2LX

Taylor's

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*DECEPTIVELY SPACIOUS & VERY
WELL PRESENTED, SEMI-DE-
TACHED RESIDENCE*

ROOM DIMENSIONS

- GROUND FLOOR
 - Entrance Porch
 - Reception Hall
- Sitting Room Area - 16' 7" x 11' 2" (5.05m x 3.40m)
- Modern Breakfast Kitchen - 14' 5" x 6' 6" (4.39m x 1.98m)
- FIRST FLOOR
 - Landing
- Bedroom 1 - 12' 10" x 10' 5" (3.91m x 3.17m)
- Bedroom 2 - 12' 5" x 8' 2" (3.78m x 2.49m)
- Bedroom 3 - 9' 3" x 6' 5" (2.82m x 1.95m)
- Well Appointed House Bathroom - 10' 4" x 5' 7" (3.15m x 1.70m)

OUTSIDE

Driveway

Garage

Secluded Rear Garden

All 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.

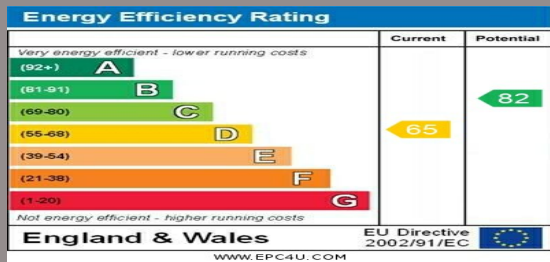
This DECEPTIVELY SPACIOUS & VERY WELL PRESENTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is CONVENIENTLY SITUATED within this ESTABLISHED RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of AMENITIES & POPULAR SCHOOLING close by, along with being centrally located to both Stourbridge & Brierley Hill Town Centres. This WELL MAINTAINED PROPERTY is ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room, Modern Well Fitted Breakfast Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed White Suite House Bathroom. Furthermore with Driveway, Garage, Double Glazing, Gas Central Heating & Secluded Rear Garden. 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: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor).

BHS10216

MISREPRESENTATION ACT 1967

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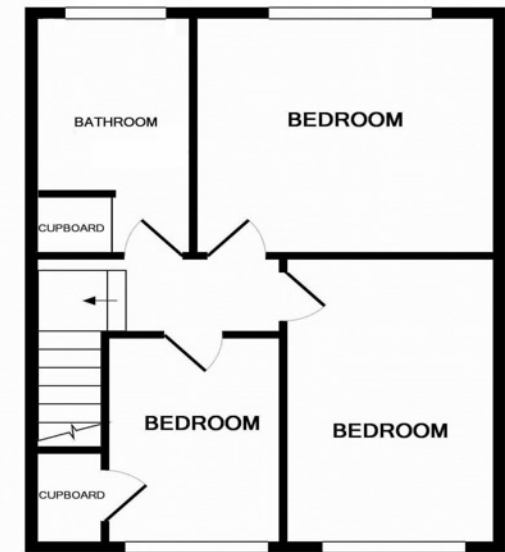
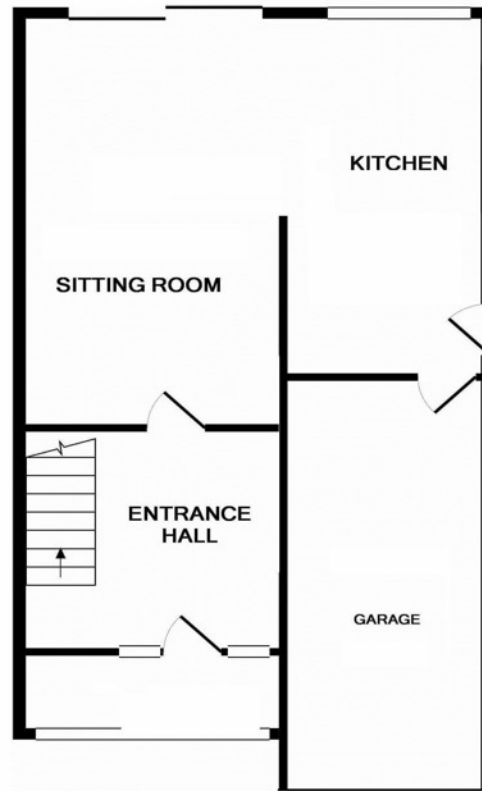
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