



**Taylor's**



Hern Road, BRIERLEY HILL.  
Offers In Region Of £235,000

3 1 1





This VERY WELL PRESENTED & BEAUTIFULLY PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is NICELY LOCATED within this SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of POPULAR SCHOOLING (Such has Peters Hill Primary School) close by and furthermore offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS a wonderful opportunity to purchase a MOST APPEALING & VERY WELL ARRANGED PROPERTY within this ESTABLISHED Residential location. An early viewing is ESSENTIAL if to appreciate the accommodation on offer, which combined with being centrally located to Brierley Hill & Stourbridge Town Centres.

#### ROOM DIMENSIONS

##### GROUND FLOOR

Entrance Porch

Pleasant Sitting Room - 16' 5" x 13' 4" (5.00m x 4.06m)

Spacious Dining Kitchen - 13' 5" x 9' 10" (4.09m x 2.99m)

##### FIRST FLOOR

Landing

Bedroom 1 - 10' 9" x 8' 9" (3.27m x 2.66m)

Bedroom 2 - 11' 4" x 6' 10" (3.45m x 2.08m)

Bedroom 3 - 8' 0" x 6' 2" (2.44m x 1.88m)

Family Bathroom - 7' 2" x 5' 9" (2.18m x 1.75m)

##### OUTSIDE

Driveway

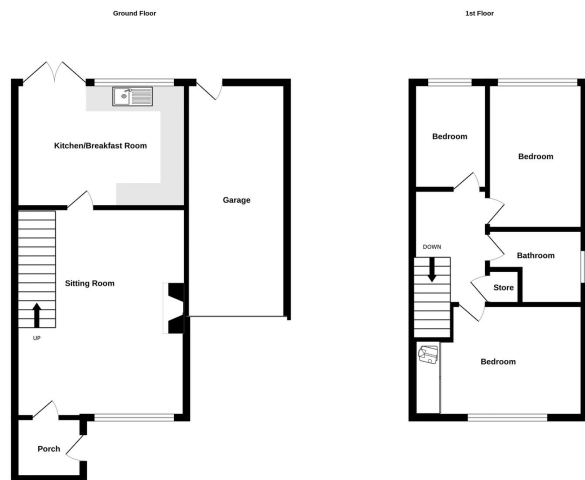
Garage

Rear Garden

##### ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

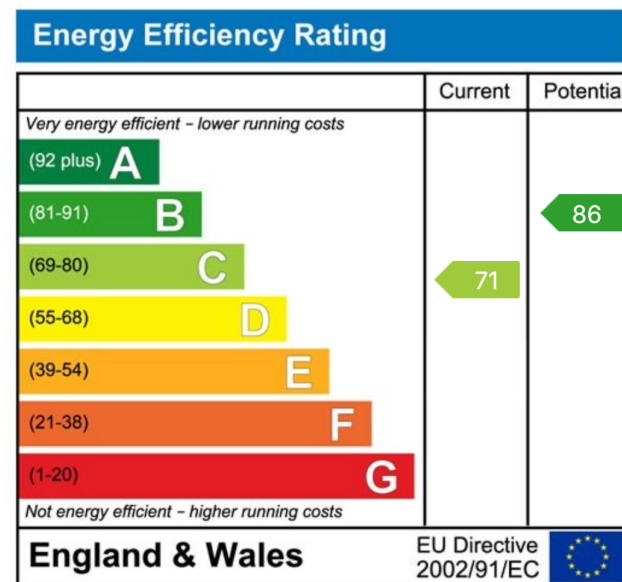
. EPC: TBC. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a low - very low Risk of yearly flooding. Tenure: The vendor has recently purchased the Freehold.





Measurements are approximate. Not to scale. Illustrative purposes only. Made with floorplan 123124

- VERY WELL PRESENTED , SEMI-DETACHED RESIDENCE
- SECLUDED REAR GARDEN
- LEGNTHY DRIVEWAY & GARAGE
- MOST APPEALING & VERY WELL ARRANGED LAYOUT
- EARLY VIEWING ESSENTIAL
- THREE FIRST FLOOR BEDROOMS
- PERFECT FOR FIRST TIME BUYERS OR THE MORE DISCERNING FAMILIES
- CLOSELY SITUATED TO AN EXCELLENT RANGE OF SCHOOLING
- CENTRALLY LOCATED TO BRIERLEY HILL & STOURBRIDGE TOWN CENTRES
- COUNCIL TAX BAND: B



**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.