



10 Mount Avenue,  
Brierley Hill, DY5 3HU

**Taylor's**

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*VERY WELL PRESENTED & SUPERBLY MAINTAINED, THOUGHTFULLY ENLARGED, BAY FRONTED, SEMI-DETACHED RESIDENCE*

## ROOM DIMENSIONS

- GROUND FLOOR
    - Reception Hall
  - Attractive Sitting Room - 13' 3" x 11' 2" (4.04m x 3.40m)
  - Dining Room - 11' 5" x 11' 0" (3.48m x 3.35m)
  - Modern Kitchen - 7' 8" x 6' 3" (2.34m x 1.90m)
  - Utility Room - 8' 6" x 7' 5" (2.59m x 2.26m)
    - Guests Cloakroom
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 13' 8" x 10' 2" (4.16m x 3.10m)
    - Bedroom 2 - 11' 0" x 10' 8" (3.35m x 3.25m)
      - Bedroom 3 - 7' 9" x 6' 4" (2.36m x 1.93m)
    - Well Appointed House Bathroom - 7' 5" x 6' 0" (2.26m x 1.83m)
      - OUTSIDE
      - Driveway
- Huge & Wonderful 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.

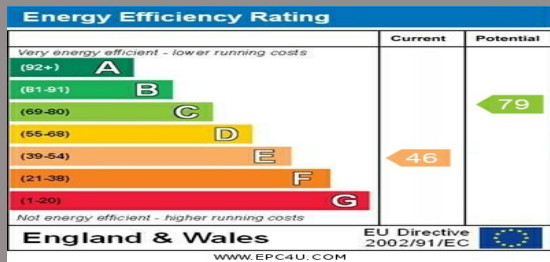
This VERY WELL PRESENTED & SUPERBLY MAINTAINED, THOUGHTFULLY ENLARGED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE enjoys a lovely position at the head of this DESIRABLE CUL-DE-SAC and offers a HIGH SPECIFICATION layout of ATTRACTIVELY DECORATED and DECEPTIVELY SPACIOUS accommodation which encompasses both DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL PROPORTIONED & WONDERFULLY EXTENDED PROPERTY has BROCKMOOR HIGH STREET & MERRY HILL SHOPPING COMPLEX close by and combined with being PERFECTLY SUITED for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Reception Hall, Attractively Decorated Bay Fronted Sitting Room, Modern Well Fitted Kitchen being OPEN PLAN to Spacious Dining Room Area, Useful Utility Room, Guests Cloakroom, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Furthermore with Driveway which provides AMPLE OFF ROAD PARKING & Large Rear Garden with patio area for alfresco dining and wonderful lawned area for growing families! NO UPWARD CHAIN! Tenure: Freehold. EPC: E. 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).

BHS10215

MISREPRESENTATION ACT 1967

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Agents contact details:  
 84 to 86 High Street,  
 BRIERLEY HILL,  
 DY5 3AW  
 t. 01384 265265  
 f.01384 480824  
 e. brierleyhill@taylorsestateagents.co.uk

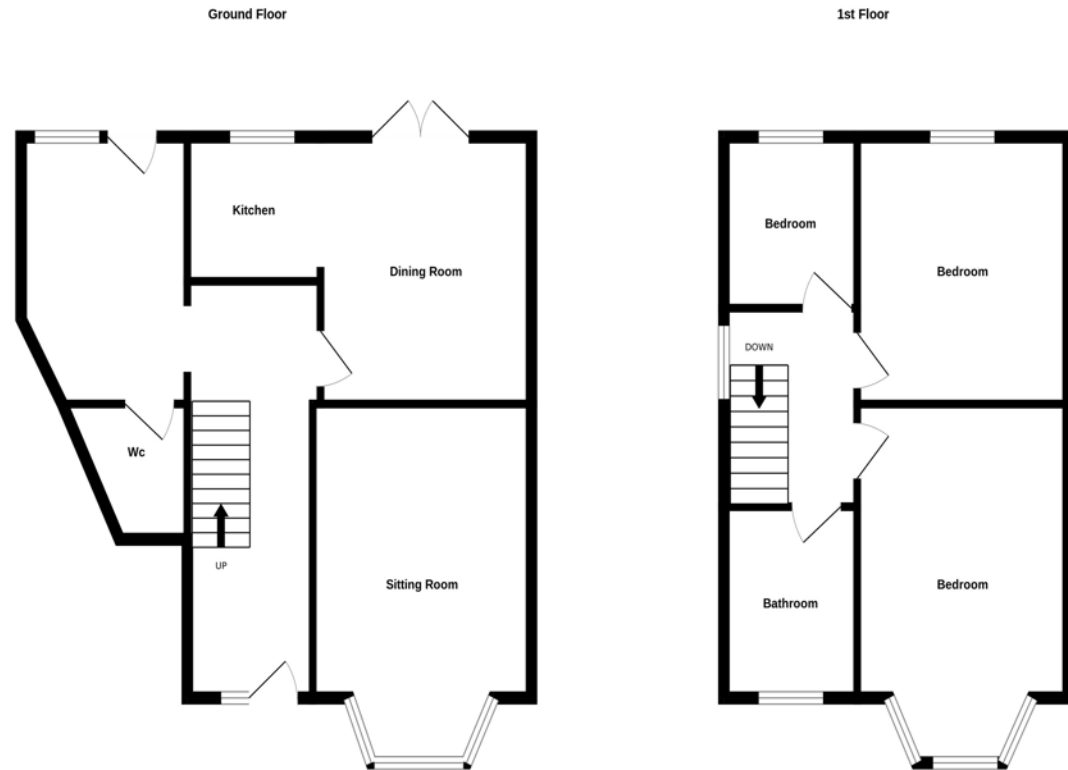
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