



69 John Street,
Brierley Hill, DY5 1HF

Taylors

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Offers in the Region Of
£220,000

LARGE & CHARACTERFUL, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE

•ROOM DIMENSIONS

•GROUND FLOOR

- Entrance Porch
- Hall

- Reception Room 1 - 18' 2" x 14' 5" (5.53m x 4.39m)
- Reception Room 2 - 17' 8" x 13' 10" (5.38m x 4.21m)
- Inner Lobby / Hall - 0' 0" x 0' 0" (0.00m x 0.00m)
- Reception Room 3 - 12' 9" x 12' 0" (3.88m x 3.65m)
- Kitchen - 13' 3" x 8' 10" (4.04m x 2.69m)

•Rear Hall

- Guests Cloakroom

- Utility - 15' 7" x 6' 5" (4.75m x 1.95m)

•FIRST FLOOR

•First Floor Landing

- Bedroom 1 - 18' 2" x 14' 6" (5.53m x 4.42m)
- Bedroom 2 - 18' 1" x 13' 10" (5.51m x 4.21m)
- Bedroom 3 - 12' 3" x 11' 6" (3.73m x 3.50m)
- Bedroom 4 - 10' 8" x 7' 0" (3.25m x 2.13m)
- House Bathroom - 8' 6" x 5' 4" (2.59m x 1.62m)

•TOP / SECOND FLOOR

•2nd / Top Floor Landing

- Bedroom 5 - 18' 10" x 14' 8" (5.74m x 4.47m)

- En-Suite Shower Room to Bedroom 5 - 5' 9" x 4' 9" (1.75m x 1.45m)

- Bedroom 6 - 17' 6" x 14' 1" (5.33m x 4.29m)

- En-Suite Shower Room to Bedroom 6 - 7' 7" x 4' 8" (2.31m x 1.42m)

measurements taken at widest available points

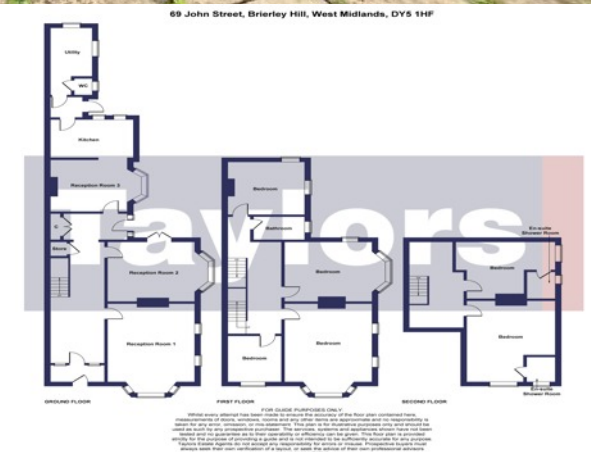
•OUTSIDE

- Fore Garden

- Large Low Maintenance Rear Garden & Drive Area

- Garage

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 LARGE & CHARACTERFUL, VICTORIAN STYLE, SIX BEDROOM, THREE STOREY, END-OF-TERRACE RESIDENCE is for sale with NO UPWARD CHAIN & enjoys an ELEVATED POSITION within this HUGELY SOUGHT AFTER RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL HIGH STREET close by. This HUGE & FANTASTIC SIZED PROPERTY encompasses a TREMENDOUSLY SPACIOUS & WONDERFULLY PROPORTIONED layout of accommodation, based over THREE WELL ARRANGED FLOORS & together with being IDEALLY SUITED for LARGER FAMILIES, in brief comprises: Entrance Porch, Welcoming Hall, Three Characterful & Spacious Reception Rooms, Inner Lobby, Kitchen, Rear Hall, Guests Cloakroom, Utility, First Floor Landing, Four Good Sized First Floor Bedrooms, House Bathroom, Second / Top Floor Landing & Two Huge Top Floor Bedrooms both with En-Suite Shower Rooms. Furthermore with Fore Garden, Majority Double Glazing, Gas Central Heating (Not tested), Garage and GOOD SIZED GARDEN & DRIVE AREA TO THE REAR. Tenure: Freehold. EPC: D. Council Tax Band: C. 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). According to gov.uk, there is a very low risk of yearly flooding.

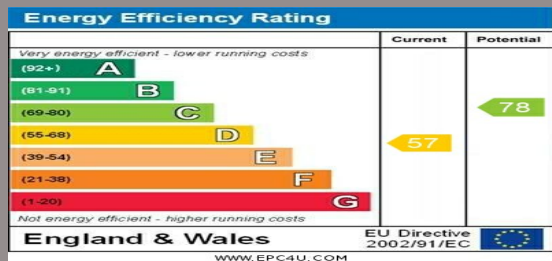
BHS10270

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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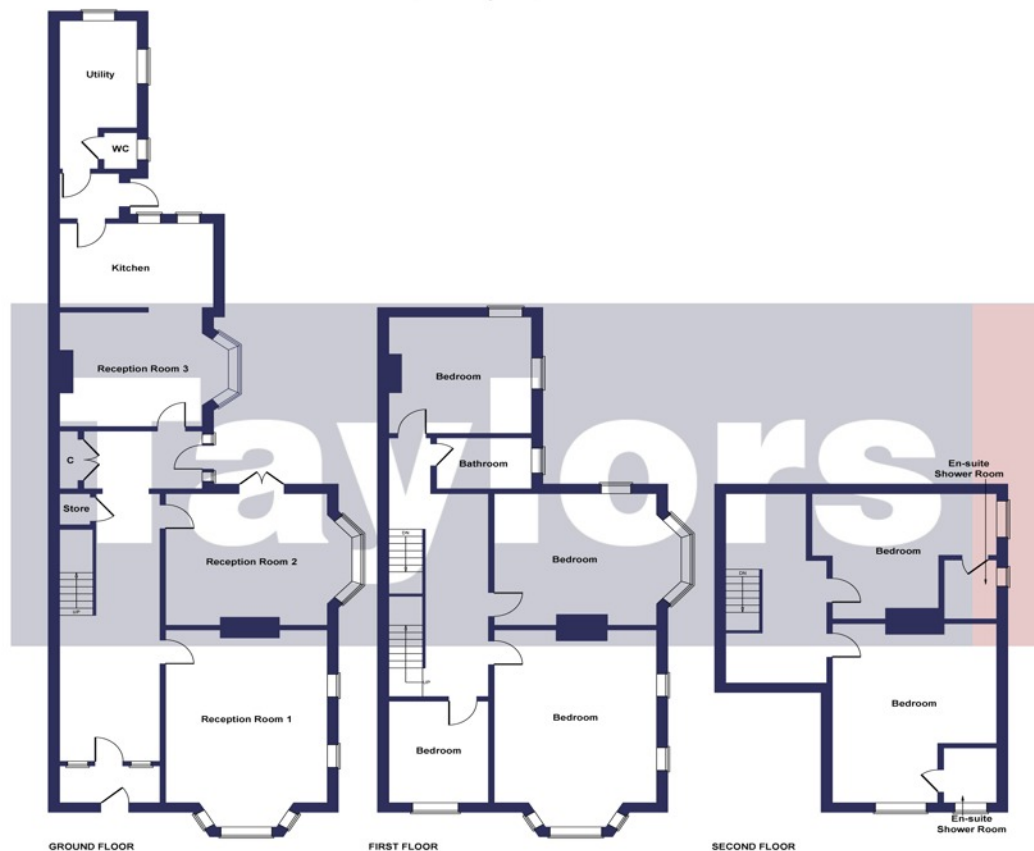


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69 John Street, Brierley Hill, West Midlands, DY5 1HF



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