



24 Roach Close,  
Brierley Hill, DY5 1LR

**Taylor's**



# 24 Roach Close, Brierley Hill, DY5 1LR

*BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Entrance Porch
    - Hallway
  - Attractive Sitting Room - 14' 3" x 10' 3" (4.34m x 3.12m)
  - Modern Well Fitted Dining Kitchen - 13' 2" x 9' 2" (4.01m x 2.79m)
  - FIRST FLOOR
    - Landing
  - Bedroom 1 - 13' 2" x 9' 3" (4.01m x 2.82m)
  - Bedroom 2 - 11' 10" x 6' 8" (3.60m x 2.03m)
  - Luxury Re-Appointed House Bathroom
    - OUTSIDE
    - Driveway
    - Garage
  - Lovely 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.



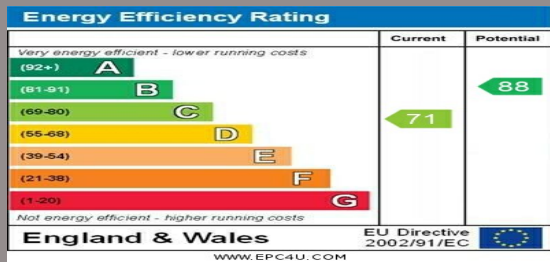
This BEAUTIFULLY IMPROVED & EXPENSIVELY APPOINTED, TWO BEDROOM, SEMI-DE-TACHED RESIDENCE is superbly situated within this SOUGHT AFTER CLOSE, which has the LOVELY "FENS POOLS" within walking distance, combined with having MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL close by, and furthermore encompasses an ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED layout of accommodation, of which is IMMACULATELY MAINTAINED throughout. This WONDERFUL PROPERTY offers FIRST TIME BUYERS an exciting opportunity to get onto the property ladder and in brief comprises: Entrance Porch, Hallway, Attractive Sitting Room, Modern Well Fitted Kitchen with Dining Area, Landing, Two Well Proportioned First Floor Bedrooms & Luxury Re-Appointed White Suite House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage, Double Glazing, Gas Central Heating & Lovely / Secluded Rear Garden. Tenure: Freehold. EPC: C. 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). According to gov.uk, there is a very low risk of yearly flooding.

BHS10247

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 himself 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 in relation to this property.





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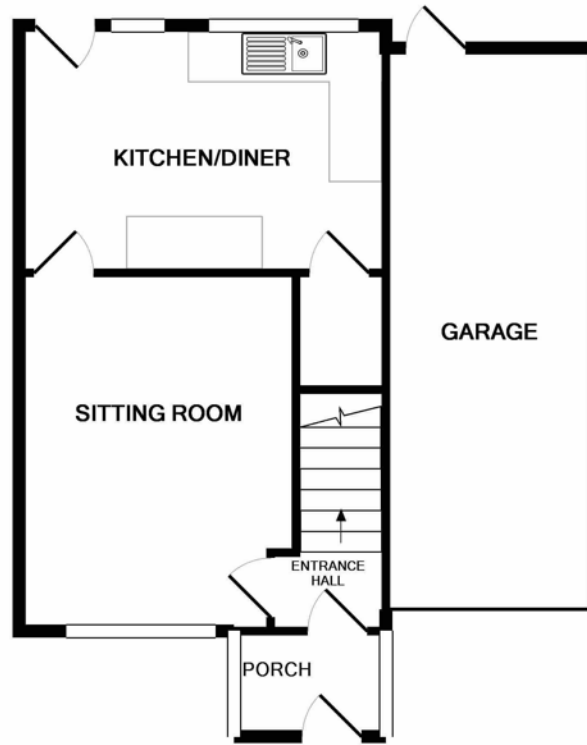
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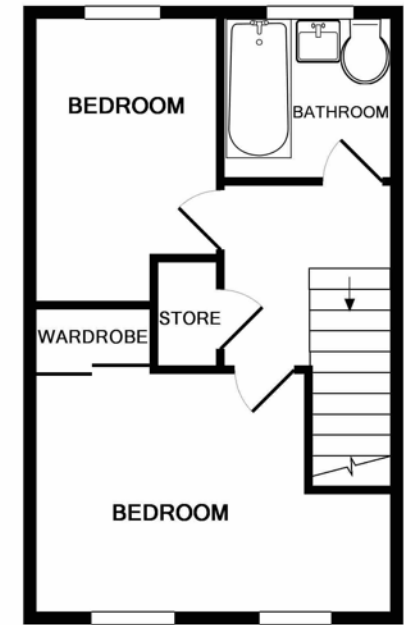
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Offices at:

KINGSWINFORD      HALESOWEN  
STOURBRIDGE      BRIERLEY HILL      SEDGLEY



GROUND FLOOR



1ST FLOOR

ROACH CLOSE, DY5 1LR

Measurements are approximate. Not to scale. Illustrative purposes only  
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