



3 Orme Close,
Clockfields, DY5 3FJ

Taylors

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STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, SEMI-DETACHED RESIDENCE

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Entrance Hall
 - Sitting Room - 13' 6" x 12' 4" (4.11m x 3.76m)
 - Dining Room Area - 9' 7" x 8' 1" (2.92m x 2.46m)
 - Kitchen - 9' 6" x 7' 2" (2.89m x 2.18m)
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 10" x 10' 2" (3.91m x 3.10m)
 - En-Suite
 - Bedroom 2 - 8' 8" x 7' 9" (2.64m x 2.36m)
 - Bedroom 3 - 7' 6" x 6' 7" (2.28m x 2.01m)
 - Luxury Bathroom - 6' 2" x 5' 5" (1.88m x 1.65m)
 - OUTSIDE
 - Tarmac Driveway
 - Garage
 - Well Landscaped 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.



Beautifully situated at the head of this SECLUDED close, tucked away on the fringes of the EXTREMELY SOUGHT AFTER CLOCKFIELDS estate, is this STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE which is ideally suited for the more DISCERNING FIRST TIME BUYERS or YOUNG FAMILIES seeking a LOVELY FOREVER HOME. This GORGEOUS PROPERTY has FANTASTIC potential to EXTEND & IMPROVE (subject to planning) and combined with being centrally located to both STOURBRIDGE & BRIERLEY HIL TOWN CENTRES (along with their EXTENSIVE RANGE of POPULAR SCHOOLING, LOCAL AMENITIES & TRANSPORT LINKS), in brief comprises: Entrance Hall, Stylish Sitting Room, Well Fitted Kitchen being OPEN PLAN to Dining Room Area, Landing, Three Well Proportioned First Floor Bedrooms (Master with En-Suite Shower Room) & Luxury Well Appointed House Bathroom. Furthermore with a Large Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Adjoining Lawned Fore Garden, Garage & Wonderfully Landscaped Rear Garden with Patio Area for Alfresco Dining. Tenure: Freehold. EPC: C. 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 medium-very low risk of yearly flooding..

BHS10240

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	82
(69-80) C		(69-80) C	69
(55-68) D		(55-68) D	
(39-54) E	70	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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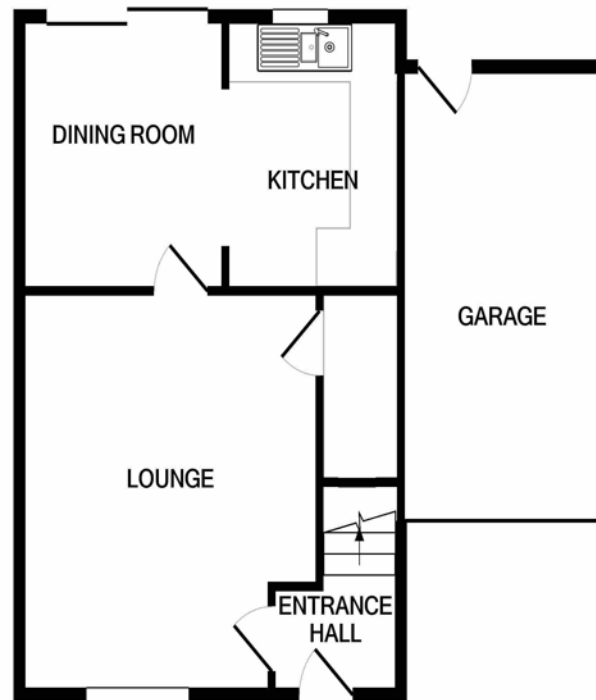
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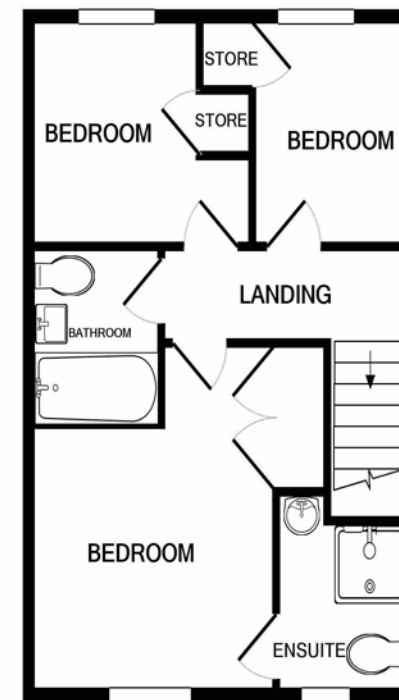
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Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

ORME CLOSE, CLOCKFIELDS, BRIERLEY HILL, DY5 3FJ
Measurements are approximate. Not to scale. Illustrative purposes only
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