



Taylors

Dudley Road, BRIERLEY HILL.

3 1 2



This HUGELY DECEPTIVE & BEAUTIFULLY PROPORTIONED, CHARACTERFUL & INDIVIDUAL, THREE BEDROOM, LINK-DETACHED RESIDENCE is conveniently situated for an excellent range of SCHOOLING, TRANSPORT LINKS & LOCAL AMENITIES (such as Merry Hill Shopping Complex & Brierley Hill Town Centre), and furthermore encompasses a CHARMING & SUPERBLY PRESENTED layout of accommodation, of which oozes character and charm throughout together with maintaining many ORIGINAL FEATURES. This GOOD SIZED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with having the renowned "WATERFRONT" (which hosts a wealth of bars, pubs & restaurants) & the LOCAL CANAL NETWORK within walking distance.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Front Bay Fronted Living Room - 4.19m x 3.35m (13'9" x 11'0")

(measurements taken at widest available points)

Spacious Kitchen - 4.09m x 3.2m (13'5" x 10'6")

(measurements taken at widest available points)

Stylishly Decorated Further Reception Room - 4.8m x 3.2m (15'9" x 10'6")

(measurements taken at widest available points)

Side Lobby / Passage

FIRST FLOOR

Landing

Bedroom 1 - 4.19m x 3.3m (13'9" x 10'10")

(measurements taken at widest available points)

Bedroom 2 - 4.7m x 3.2m (15'5" x 10'6")

(measurements taken at widest available points)

Bedroom 3 - 4.09m x 3.2m (13'5" x 10'6")

(measurements taken at widest available points)

Stunning Re-Appointed Four Piece Suite Bathroom

OUTSIDE

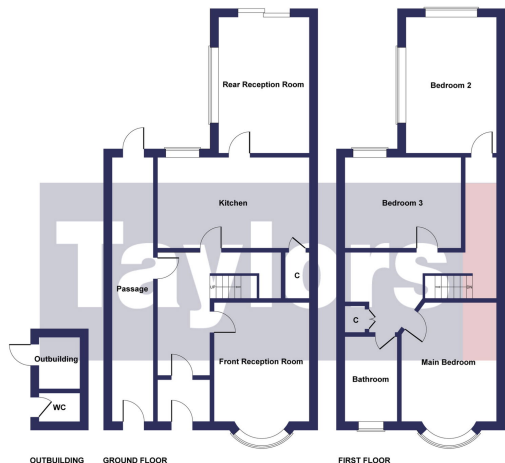
Wonderful Rear Garden

External W.C

EPC: D. Council Tax Band: A. 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



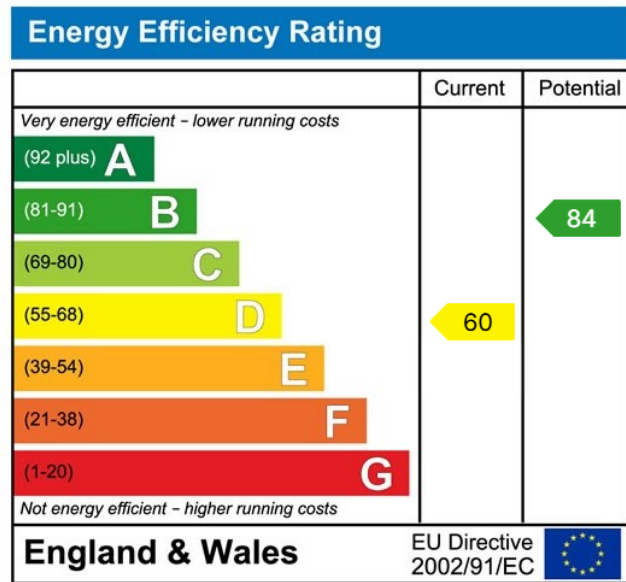
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Taylor's

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- HUGELY DECETPIVE & BEAUTIFULLY PROPORTIONED
- GAS CENTRAL HEATING FROM A RECENTLY INSTALLED BOILER
- MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL HIGH STREET CLOSE BY
- STUNNING RE-APPOINTED FOUR PIECE SUITE BATHROOM
- THREE LARGE FIRST FLOOR BEDROOMS
- OOZING CHARACTER & CHARM THROUGHOUT
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- EARLY VIEWING ESSENTIAL
- WELL FITTED KITCHEN WITH QUARRY STYLE TILED FLOOR
- TWO SPACIOUS & BEAUTIFULLY DECORATED RECEPTION ROOMS



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