



246A Delph Road,
Brierley Hill, DY5 2RP

Taylor's

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*INCREDIBLY SPACIOUS & VERY
WELL PROPORTIONED, LINK-DE-
TACHED FAMILY HOME*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Guests Cloakroom
 - Kitchen - 11' 8" x 9' 9" (3.55m x 2.97m)
 - Dining Room - 10' 9" x 8' 6" (3.27m x 2.59m)
 - Sitting Room - 12' 3" x 15' 10" (3.73m x 4.82m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 8" x 11' 1" (3.55m x 3.38m)
 - En-Suite
 - Bedroom 2 - 12' 0" x 8' 3" (3.65m x 2.51m)
 - Bedroom 3 - 9' 0" x 6' 3" (2.74m x 1.90m)
 - Bedroom 4 - 10' 1" x 8' 9" (3.07m x 2.66m)
 - Bathroom - 9' 0" x 6' 4" (2.74m x 1.93m)
 - OUTSIDE
 - Driveway
 - Fantastic Garage
 - Secluded Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

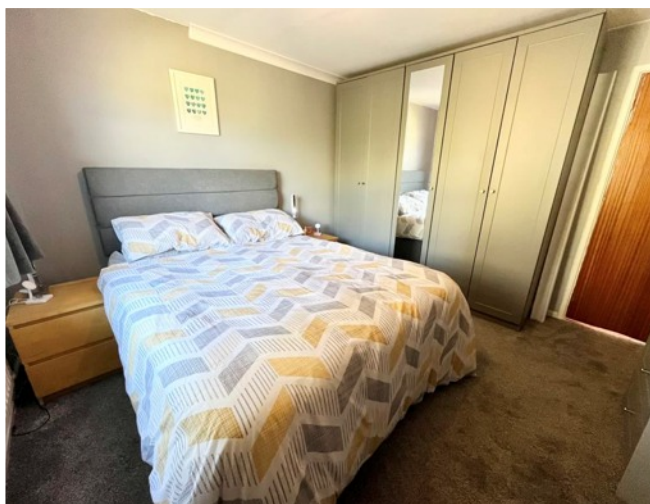
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

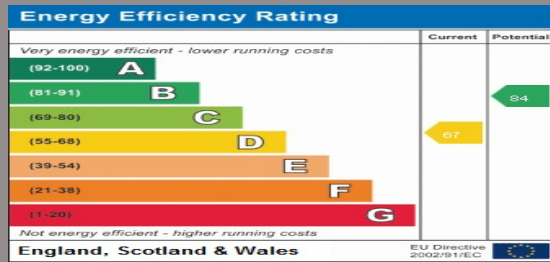


This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, FOUR BED-ROOM, LINK-DETACHED FAMILY HOME is VERY PLEASANTLY & CONVENIENTLY SITUATED within this POPULAR & ESTABLISHED RESIDENTIAL location, which has an EXCELLENT RANGE of SOUGHT AFTER SCHOOLING, LOCAL AMENITIES & TRANSPORT LINKS close by and furthermore encompasses a GOOD SIZED & MOST APPEALING LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. An EARLY VIEWING is ESSENTIAL to appreciate the accommodation on offer, which combined with being for sale with NO UPWARD CHAIN, in brief comprises: Spacious Reception Hall, Guests Cloakroom, Good Sized Fitted Kitchen, Attractive Lounge, Separate Dining Room with Bi-folding doors, Landing, Four Well Proportioned First Floor Bedrooms (Master with En-Suite) & House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Lengthy Garage & Secluded Rear Garden. EPC: D / Council Tax Band: D. BHS9888

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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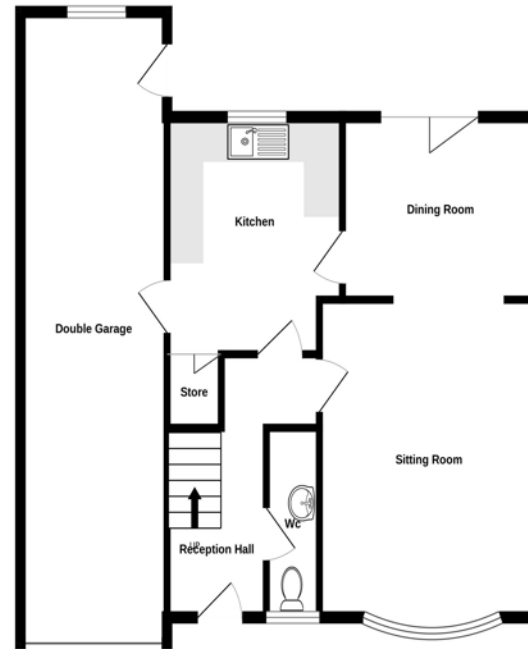


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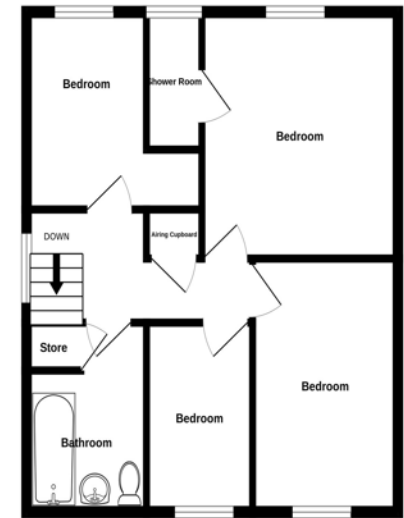
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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