



240 Delph Road,  
Brierley Hill, DY5 2RP

**Taylors**

# 240 Delph Road, Brierley Hill, DY5 2RP

*BEAUTIFULLY PRESENTED & WONDERFULLY EXTENDED, TRADITIONAL & BAY FRONTED, DETACHED RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Entrance Porch
    - Reception Hall
  - Attractive Sitting Room - 13' 9" x 12' 0" (4.19m x 3.65m)
  - Separate Dining Room / Further Reception Room - 13' 10" x 11' 0" (4.21m x 3.35m)
    - Utility Area - 9' 0" x 7' 9" (2.74m x 2.36m)
  - Modern Well Fitted Dining Kitchen - 15' 4" x 10' 4" (4.67m x 3.15m)
  - FIRST FLOOR
    - Landing
      - Bedroom 1 - 14' 6" x 11' 0" (4.42m x 3.35m)
      - Bedroom 2 - 13' 0" x 11' 0" (3.96m x 3.35m)
      - Bedroom 3 - 9' 2" x 7' 9" (2.79m x 2.36m)
  - Well Appointed House Bathroom - 7' 8" x 6' 9" (2.34m x 2.06m)
    - OUTSIDE
      - Impressive Block Paved Driveway
      - Wonderful 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.



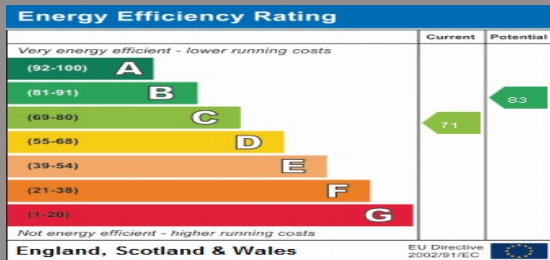
This BEAUTIFULLY PRESENTED & WONDERFULLY EXTENDED, TRADITIONAL & BAY FRONTED, THREE BEDROOM, DETACHED FAMILY RESIDENCE is SUPERBLY SITUATED within this ESTABLISHED RESIDENTIAL LOCATION, which is CONVENIENTLY LOCATED for an EXCELLENT RANGE of LOCAL AMENITIES & SOUGHT AFTER SCHOOLING and furthermore encompasses a TREMENDOUSLY SPACIOUS & WELL PROPORTIONED LAYOUT of accommodation with both Double glazing & Gas Central Heating. This ATTRACTIVELY DECORATED & IMMACULATELY MAINTAINED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES and in brief is seen to comprise: Entrance Porch, Reception Hall, Two Charming & Well Decorated Reception Rooms, Useful Utility Area, Superb Well Fitted Kitchen with Dining Area, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed White Suite Family Bathroom. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING & Wonderful Rear Garden with Initial Patio Area for Alfresco Dining. EPC: TBC. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, super-fast & ultrafast broadband is available at this property. Construction: Brick.

**BHS9999**

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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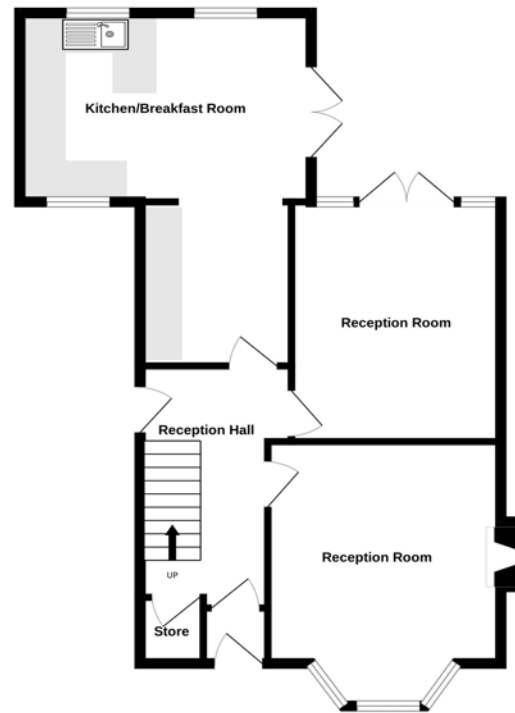


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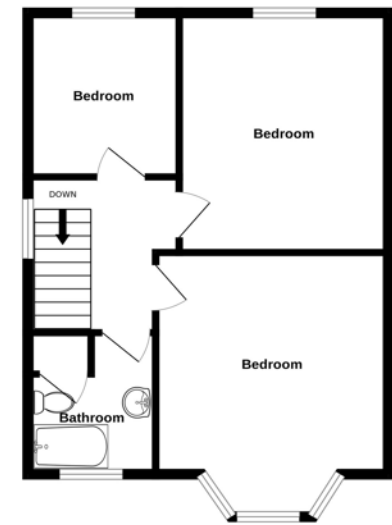
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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