



59 Calewood Road,
Brierley Hill, DY5 2ND

Taylor's

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*THOUGHTFULLY ENLARGED &
INCREDIBLY SPACIOUS, SEMI-
DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
- Side Entrance Vestibule
 - Hallway
- Sitting Room - 15' 9" x 11' 5" (4.80m x 3.48m)
- Conservatory - 12' 7" x 6' 4" (3.83m x 1.93m)
 - Fitted Kitchen
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 16' 0" x 11' 5" (4.87m x 3.48m)
 - Bedroom 2 - 9' 3" x 9' 3" (2.82m x 2.82m)
 - Bedroom 3 - 9' 2" x 6' 5" (2.79m x 1.95m)
- Modern Shower Room - 7' 9" x 5' 9" (2.36m x 1.75m)
 - FURTHERMORE WITH
 - Driveway
 - Garage
 - Pleasant Rear Garden
 - Versatile Loft Space
- 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.



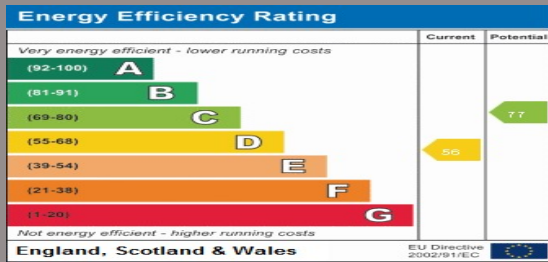
This **THOUGHTFULLY ENLARGED & INCREDIBLY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE** is pleasantly situated within the **POPULAR AREA** of **CALDONIA**, which has an **EXTENSIVE RANGE** of **GOOD SCHOOLING & LOCAL AMENITIES** close by. This **GOOD SIZED PROPERTY** is for sale with **NO UPWARD CHAIN** and together with being ideally suited for **FIRST TIME BUYERS** or **GROWING FAMILIES**, in brief comprises: **Side Entrance Vestibule, Reception Hallway, Fitted Kitchen, Pleasant Sitting Room, Lovely Conservatory, Landing, Three Large First Floor Bedrooms & Modern Re-Appointed Shower Room.** Furthermore with **Block Paved Driveway** which provides off road parking, **Garage, Low Maintenance Rear Garden, Versatile Loft Space, Gas Central Heating & Majority Double Glazing.** Tenure: **Freehold. EPC: D/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).

BHS10098

MISREPRESENTATION ACT 1967

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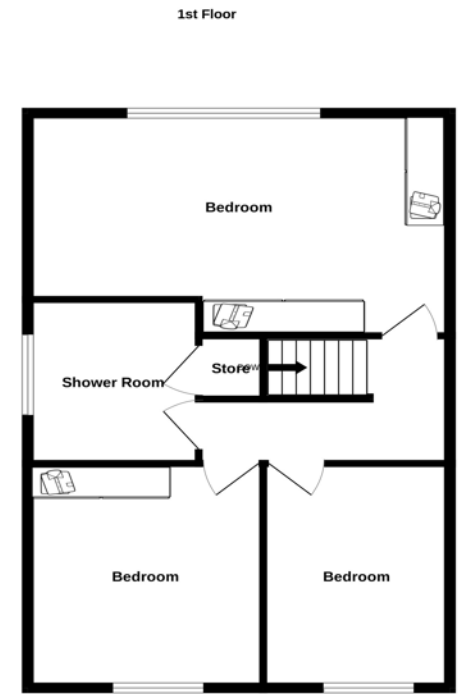
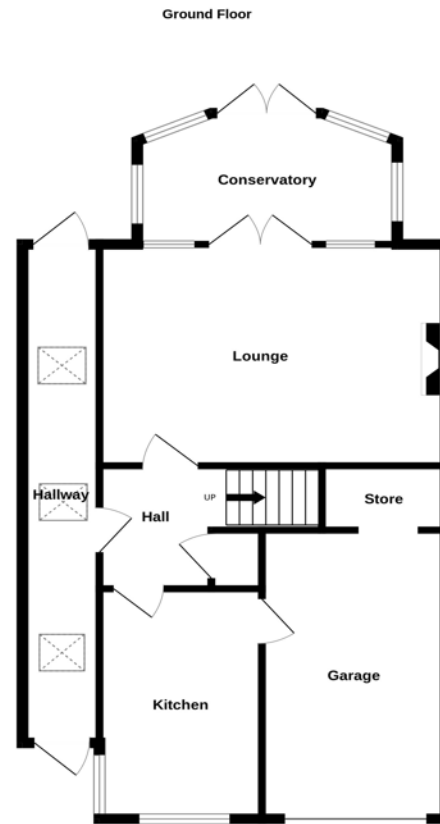
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