



66a Acres Road,  
Brierley Hill, DY5 2XY

**Taylor's**



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*STUNNING, STYLISHLY DECORATED  
& BEAUTIFULLY PRESENTED, MOD-  
ERN STYLE, DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Stylish Sitting Room - 21' 4" x 11' 6" (6.50m x 3.50m)
  - Useful Utility Room - 7' 7" x 4' 6" (2.31m x 1.37m)
    - Guests Cloakroom
  - Stunning Well Fitted Kitchen with Dining Area - 19' 9" x 12' 9" (6.02m x 3.88m)
  - Delightful Conservatory - 11' 2" x 10' 6" (3.40m x 3.20m)
- FIRST FLOOR
  - Landing
    - Bedroom 1 - 13' 0" x 11' 9" (3.96m x 3.58m)
  - En-Suite Shower Room - 8' 1" x 3' 5" (2.46m x 1.04m)
    - Bedroom 2 - 18' 7" x 8' 5" (5.66m x 2.56m)
    - Bedroom 3 - 13' 4" x 7' 9" (4.06m x 2.36m)
    - Bedroom 4 - 11' 1" x 7' 10" (3.38m x 2.39m)
  - Luxury Bathroom - 8' 1" x 5' 9" (2.46m x 1.75m)
    - OUTSIDE
      - Block Paved Driveway
        - Garage
      - Lovely Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAIL-  
ABLE POINTS

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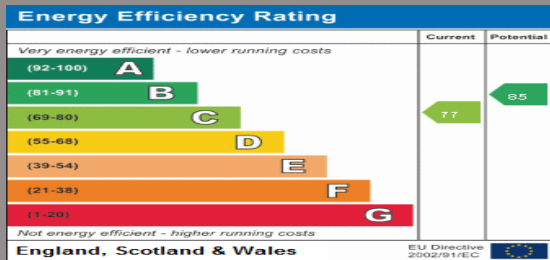
This STUNNING, STYLISHLY DECORATED & BEAUTIFULLY PRESENTED, MODERN STYLE, FOUR BEDROOM, DETACHED RESIDENCE is SUPERBLY SITUATED within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which has STEVENS PARK, MERRY HILL SHOPPING COMPLEX & an EXTENSIVE RANGE of POPULAR SCHOOLING close by and furthermore offers an IMMACULATELY MAINTAINED & THOUGHTFULLY ENLARGED LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This EXPENSIVELY APPOINTED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and combined with being PERFECTLY SUITED for GROWING FAMILIES, in brief comprises: Stylishly Decorated Sitting Room with Gorgeous Feature Fireplace, Useful Utility Room, Guests Cloakroom, Stunning Well Fitted Kitchen with Integrated Appliances & Dining Area, Delightful Conservatory, Landing, Four Attractively Decorated & Well Proportioned First Floor Bedrooms, Master Bedroom with Modern En-Suite Shower Room & Luxury Well Appointed House Bathroom. Furthermore with Good Sized Block Paved Driveway which provides OFF ROAD PARKING, Garage & Lovely Rear Garden with Initial Decking Area for Alfresco Dining. Tenure: Freehold. EPC: C. Council Tax Band: D. All main services connected. Construction: Standard Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

BHS10050

MISREPRESENTATION ACT 1967

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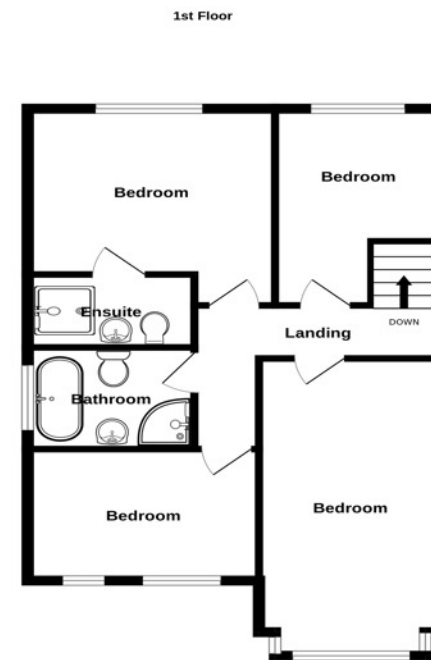
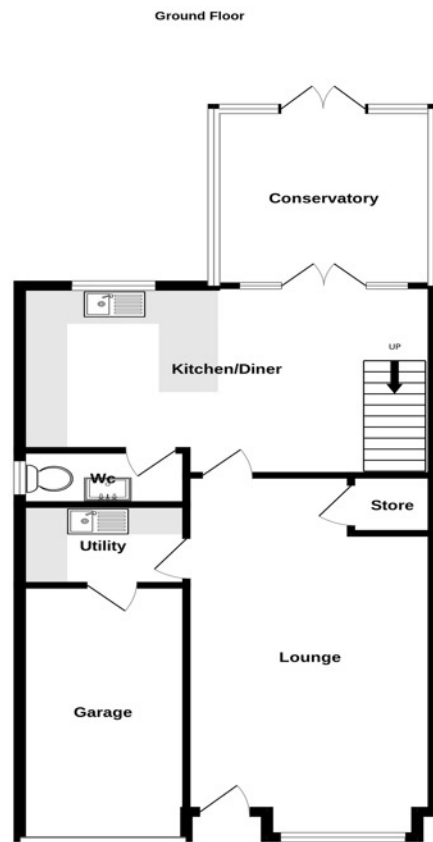
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