



74 Barbrook Drive,
Amblecote, DY5 3PZ

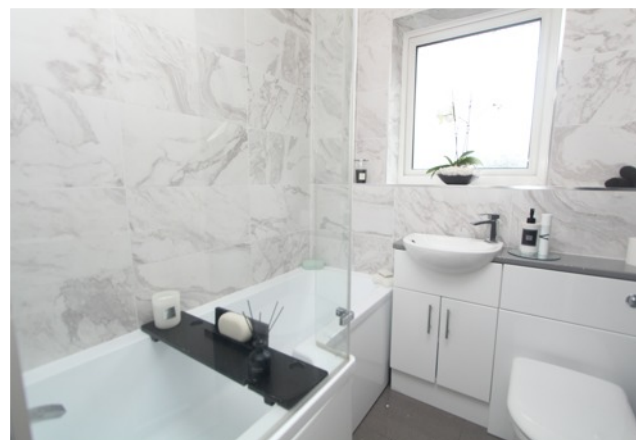
Taylors

74 Barbrook Drive, Amblecote, DY5 3PZ

*STUNNING, BEAUTIFULLY IMPROVED
& VERY WELL PROPORTIONED, SEMI-
DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Hall
- Sitting Room - 13' 6" x 9' 9" (4.11m x 2.97m)
- Dining Area - 13' 2" x 7' 6" (4.01m x 2.28m)
 - Utility - 7' 3" x 6' 10" (2.21m x 2.08m)
 - Kitchen - 14' 1" x 7' 6" (4.29m x 2.28m)
- FIRST FLOOR
 - Landing
- Bedroom 1 - 12' 4" x 11' 4" (3.76m x 3.45m)
- Bedroom 2 - 9' 2" x 7' 4" (2.79m x 2.23m)
- Bathroom - 5' 7" x 5' 5" (1.70m x 1.65m)
 - OUTSIDE
 - Driveway
 - 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.



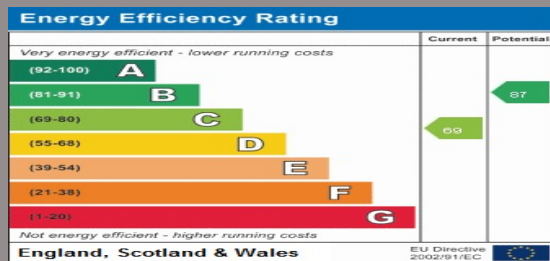
This STUNNING, BEAUTIFULLY IMPROVED & VERY WELL PROPORTIONED, TWO BED-ROOM, SEMI-DETACHED RESIDENCE is superbly situated within this ADMIRABLE & SOUGHT AFTER CUL-DE-SAC, which is centrally located to both STOURBRIDGE & BRIERLEY HILL TOWN CENTRES, combined with having PETERS HILL PRIMARY SCHOOL within walking distance and furthermore is STYLISHLY DECORATED & IMMACULATELY MAINTAINED throughout. This SPLENDID PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and in brief comprises: Entrance Hallway, Stylishly Decorated Sitting Room being OPEN PLAN to Spacious Dining Room Area, Attractive Well Fitted Kitchen, Useful Utility Room, Landing, Two Well Proportioned & Nicely Decorated First Floor Bedrooms & Luxury Re-appointed House Bathroom. Furthermore with Extensive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Double Glazing, Gas Central Heating & Beautifully Landscaped Rear Garden with Initial Patio Area for Alfresco Dining. Tenure: Freehold. EPC: TBC / Council Tax Band: B. 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.

BHS9978

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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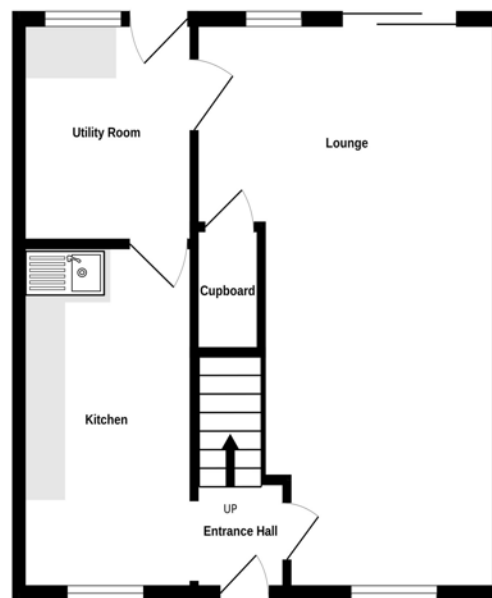


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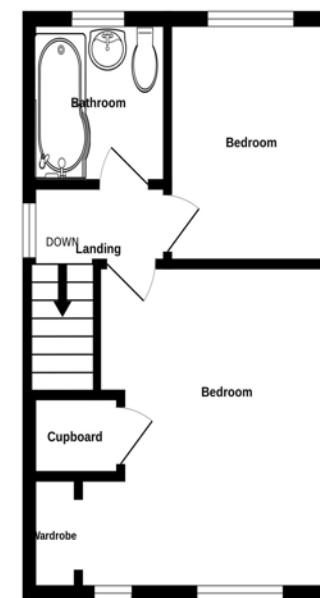
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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