



96 Delph Road,  
Brierley Hill, DY5 2TP

**Taylor's**

# 96 Delph Road, Brierley Hill, DY5 2TP

*STYLISHLY PRESENTED & BEAUTIFULLY IMPROVED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
    - GROUND FLOOR
      - Hall
    - Sitting Room - 13' 10" x 13' 7" (4.21m x 4.14m)
      - Kitchen - 16' 8" x 9' 4" (5.08m x 2.84m)
    - Dining Room - 10' 2" x 6' 1" (3.10m x 1.85m)
      - Utility - 6' 1" x 4' 8" (1.85m x 1.42m)
    - Guests Cloakroom
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 12' 9" x 9' 6" (3.88m x 2.89m)
    - Bedroom 2 - 10' 9" x 10' 7" (3.27m x 3.22m)
    - Bedroom 3 - 9' 6" x 7' 4" (2.89m x 2.23m)
    - Bathroom - 6' 8" x 6' 3" (2.03m x 1.90m)
  - OUTSIDE
    - Large Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS
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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.

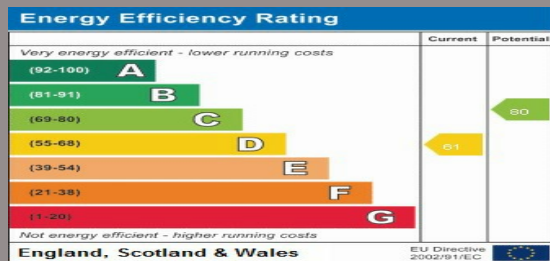


This **STYLISHLY PRESENTED & BEAUTIFULLY IMPROVED, THOUGHTFULLY EXTENDED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE** is conveniently situated within this **ESTABLISHED RESIDENTIAL LOCATION**, which has an **EXTENSIVE RANGE of POPULAR SCHOOLING** within walking distance, combined with having **MERRY HILL SHOPPING COMPLEX** close by and furthermore encompasses an **INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED LAYOUT** of accommodation, of which is **PERFECTLY SUITED** for **YOUNG FAMILIES** or the more discerning **FIRST TIME BUYERS**. This **IMMACULATELY MAINTAINED PROPERTY** must be viewed at the earliest opportunity if to be fully appreciated and in brief comprises: **Entrance Hallway, Attractive Sitting Room, STUNNING RE-FITTED KITCHEN, Separate Dining Room, Utility, Guests Cloak-room, Landing, Three Well Proportioned First Floor Bedrooms, House Bathroom & Large Rear Garden with FANTASTIC SUMMERHOUSE!** EPC: D/ Council Tax Band: A. **BHS9835**

**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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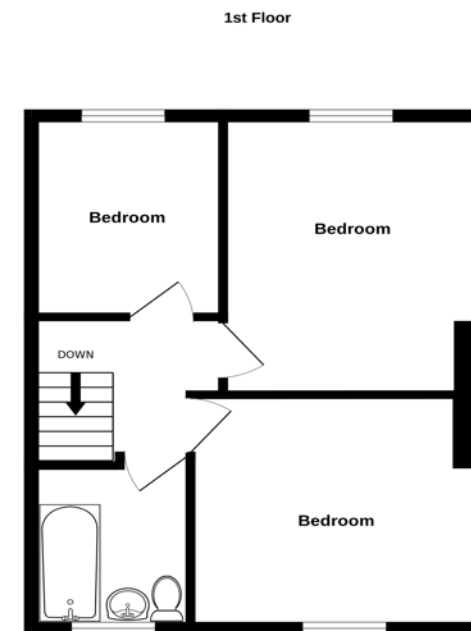
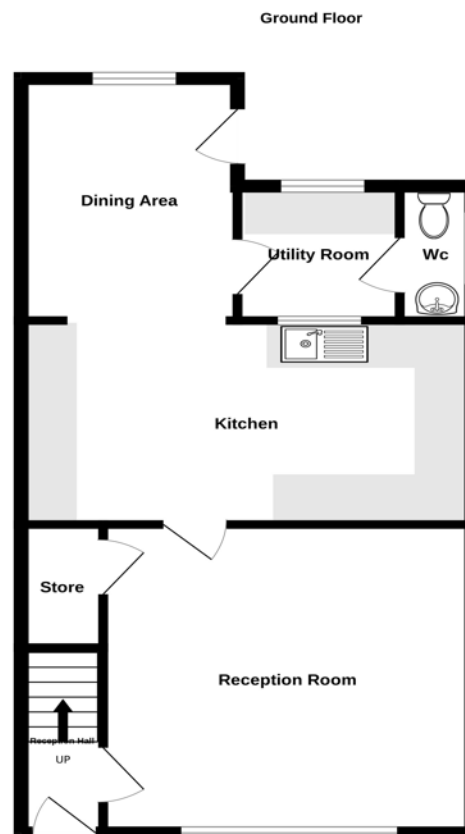
KINGSWINFORM

HALESOWEN

STOURBRIDGE

BRIERLEY HILL

SEDGLEY



Measurements are approximate. Not to scale. Illustrative purposes only  
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