



5 Waterfall Road,
Brierley Hill, DY5 2QP

Taylor's

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STUNNING & BEAUTIFULLY PRE- SENTED, LINK-DETACHED FAMI- LY HOME

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Hallway
 - Guests Cloakroom
- Attractive Lounge - 12' 4" x 11' 4" (3.76m x 3.45m)
- Stunning Dining Kitchen - 26' 9" x 11' 1" (8.15m x 3.38m)
 - Useful Utility - 9' 4" x 8' 8" (2.84m x 2.64m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 5" x 8' 8" (3.48m x 2.64m)
 - Bedroom 2 - 9' 1" x 8' 9" (2.77m x 2.66m)
 - Bedroom 3 - 8' 8" x 6' 6" (2.64m x 1.98m)
- Modern Bathroom - 6' 3" x 6' 0" (1.90m x 1.83m)
 - OUTSIDE
 - Impressive Driveway
 - Garage Store
 - 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.

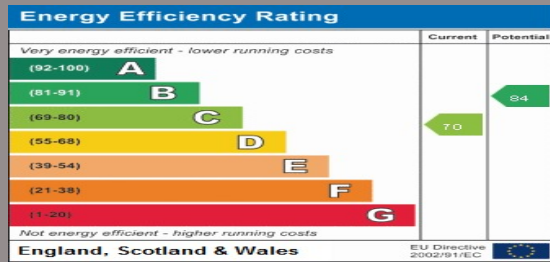


This STUNNING & BEAUTIFULLY PRESENTED, THOUGHTFULLY EXTENDED & DECEPTIVELY SPACIOUS, THREE BEDROOM, LINK-DETACHED FAMILY HOME is wonderfully situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION and furthermore encompasses a VERY WELL PROPORTIONED & GOOD SIZED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This IMMACULATELY MAINTAINED & VERY WELL ARRANGED, DOUBLE GLAZED & GAS CENTRALLY HEATED PROPERTY has an EXCELLENT RANGE of POPULAR SCHOOLING, TRANSPORT LINKS & LOCAL AMENITIES close by and in brief is seen to comprise: Entrance Porch, Hallway, Stunning & Extended Well Fitted Kitchen with Dining Area & Sky Lantern, Attractive Sitting Room, Useful Utility, Guests Cloakroom, Landing, Three Well Proportioned First Floor Bedrooms & Modern Re-Appointed House Bathroom. Furthermore with Impressive Block Paved Driveway which provides OFF ROAD PARKING, Garage Store & Lovely Rear Garden. Tenure: Freehold. EPC: TBC / Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property. Construction: Brick. BHS9949

MISREPRESENTATION ACT 1967

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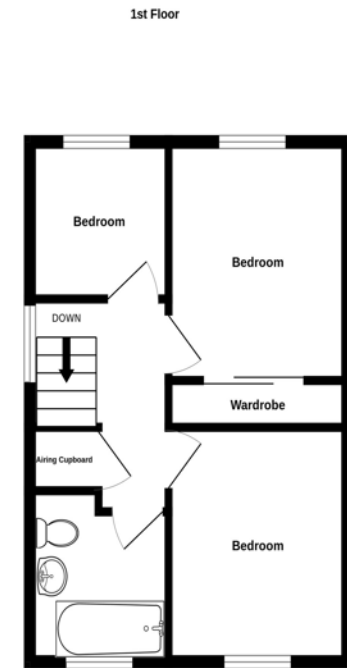
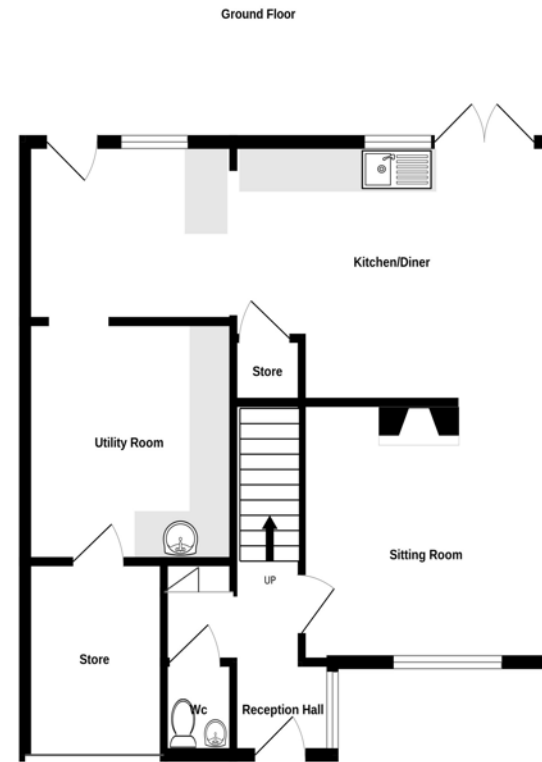
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