



12 Grosvenor Way,  
Brierley Hill, DY5 2LL

**Taylor's**

# 12 Grosvenor Way, Brierley Hill, DY5 2LL

*SUPERBLY PRESENTED & CONTEMPORARY STYLED, MOST APPEALING, MID-TERRACE PROPERTY*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Hall
- Modern Well Fitted Kitchen - 12' 0" x 11' 1" (3.65m x 3.38m)
- Spacious Sitting Room - 15' 9" x 11' 10" (4.80m x 3.60m)
  - FIRST FLOOR
    - Landing
- Bedroom 1 - 12' 10" x 11' 9" (3.91m x 3.58m)
- Bedroom 2 - 9' 6" x 8' 8" (2.89m x 2.64m)
- Modern Bathroom - 6' 8" x 5' 8" (2.03m x 1.73m)
  - OUTSIDE
    - Fore Garden
    - Pretty Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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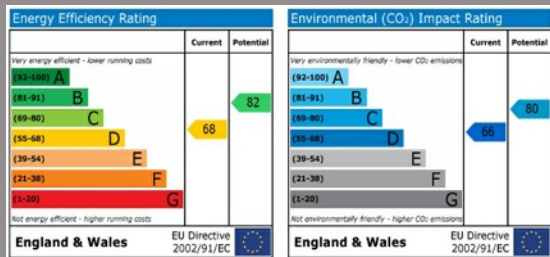
This SUPERBLY PRESENTED & CONTEMPORARY STYLED, MOST APPEALING, TWO BEDROOM, MID-TERRACE PROPERTY offers a FANTASTIC OPPORTUNITY for FIRST TIME BUYERS looking to get onto the property ladder or BUY-TO-LET INVESTORS seeking an ASTUTE INVESTMENT and has been BEAUTIFULLY decorated & maintained by the current vendors along with having a RATHER DECEPTIVE DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT. An early internal viewing is ESSENTIAL to appreciate this ATTRACTIVE starter home which is situated within the POPULAR CALEDONIA ESTATE which has an array of LOCAL SCHOOLING & AMENITIES close by. This SPLENDID PROPERTY briefly comprises: Spacious Entrance Hall, Modern Well Fitted Gloss Style Kitchen, Attractive & Spacious Lounge, Landing, STUNNING White Suite BATHROOM, TWO GENEROUS FIRST FLOOR BEDROOMS & Pretty Rear Garden with Initial Patio Area which would be ideal for external dining and entertaining. Tenure: Freehold. EPC: D/ Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property.

**BHS9974**

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.





Agents contact details:

84 to 86 High Street,  
BRIERLEY HILL,  
DY5 3AW

t. 01384 265265

f. 01384 480824

e. brierleyhill@taylorsestateagents.co.uk

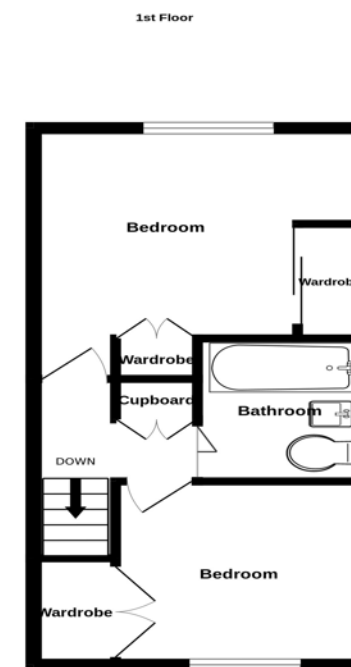
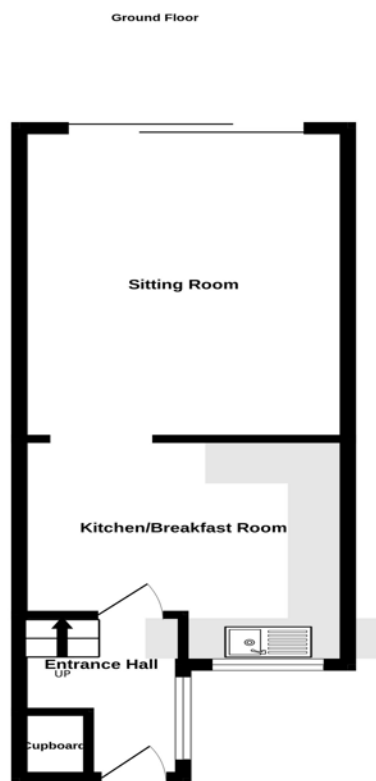
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