



34 Brierley Hill Road,  
Brierley Hill, DY5 3TN

**Taylor's**

# 34 Brierley Hill Road, Brierley Hill, DY5 3TN

*VERY WELL PRESENTED & BEAUTIFULLY PROPORTIONED, DETACHED BUNGALOW RESIDENCE*

- ROOM DIMENSIONS
  - Entrance Porch
  - Hallway
- Bedroom 2 - 9' 8" x 9' 3" (2.94m x 2.82m)
- Bedroom 1 - 13' 5" x 11' 5" (4.09m x 3.48m)
  - En-Suite
- Shower Room - 9' 3" x 5' 5" (2.82m x 1.65m)
- Attractive Sitting Room - 16' 2" x 15' 5" (4.92m x 4.70m)
- Spacious Dining Kitchen - 18' 4" x 12' 5" (5.58m x 3.78m)
  - Impressive Driveway
  - Garage
  - Pretty 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.

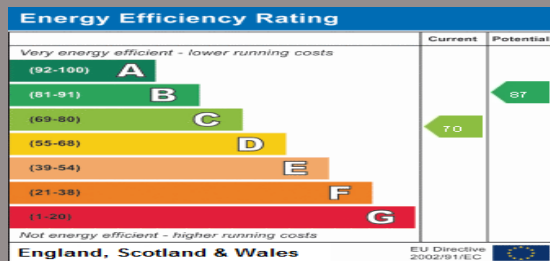


Occupying a STUNNING CANALSIDE LOCATION with BEAUTIFUL VIEWS overlooking the nearby CANAL NETWORK, is this VERY WELL PRESENTED & BEAUTIFULLY PROPORTIONED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE which has been conscientiously maintained by the current owners and furthermore of which must simply be viewed to be fully appreciated. The IMPRESSIVE PROPERTY is PERFECTLY SUITED for those wishing to downsize & combined with having an EXTENSIVE RANGE of LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS close by, in brief comprises: entrance porch, hall, attractively decorated sitting room, spacious & well fitted dining kitchen with a fine range of units, TWO DOUBLE BEDROOMS (master bedroom with fantastic range of fitted wardrobes & well appointed ensuite shower room) & luxury re-appointed house shower room. Furthermore with gas central heating, combination of double & triple glazed windows, garage, wide & impressive block paved driveway which provides ample off road parking and a delightful / pretty rear garden with superb outlook over the nearby canal network. Tenure: Freehold. EPC: D. Council Tax Band: C. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.  
**BHS10076**

**MISREPRESENTATION ACT 1967**

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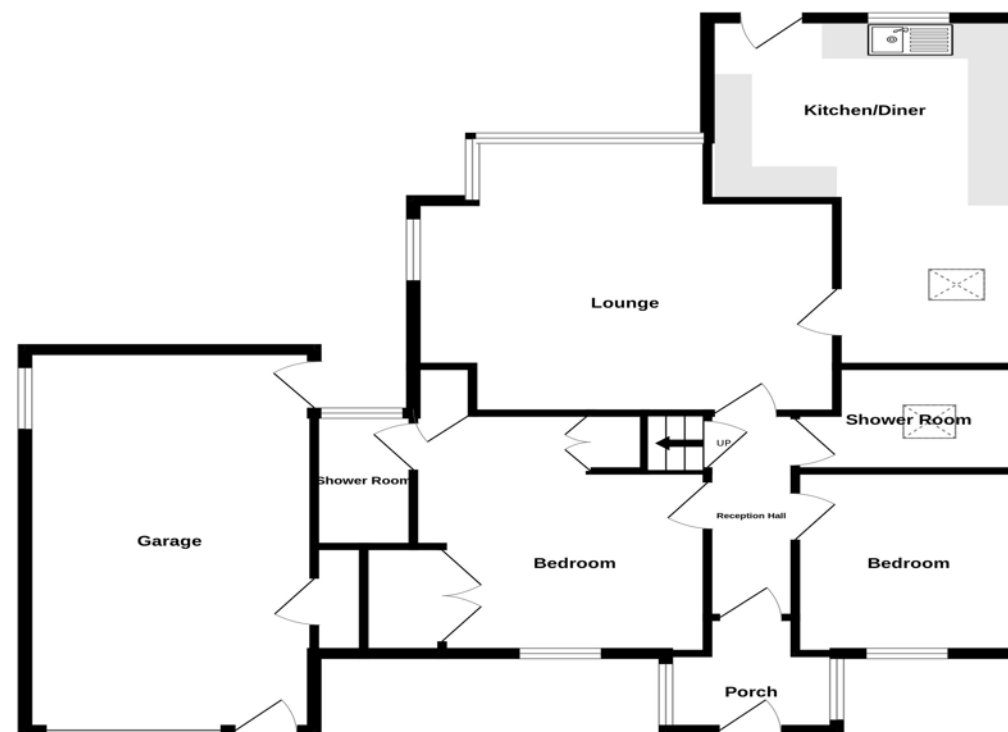


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## Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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