



52 Acres Road,  
Brierley Hill, DY5 2XT

**Taylor's**

# 52 Acres Road, Brierley Hill, DY5 2XT

*BEAUTIFULLY IMPROVED & WON-  
DERFULLY EXTENDED, BAY FRONT-  
ED, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
  - Dining Room - 13' 5" x 12' 3" (4.09m x 3.73m)
  - Sitting Room - 13' 5" x 11' 2" (4.09m x 3.40m)
- Dining Kitchen / Family Room - 19' 4" x 17' 3" (5.89m x 5.25m)
  - Utility - 11' 0" x 5' 8" (3.35m x 1.73m)
  - Shower Room - 11' 2" x 5' 5" (3.40m x 1.65m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 13' 5" x 12' 3" (4.09m x 3.73m)
  - Bedroom 2 - 11' 6" x 10' 9" (3.50m x 3.27m)
  - Bedroom 3 - 11' 5" x 5' 9" (3.48m x 1.75m)
  - Bathroom - 7' 9" x 5' 9" (2.36m x 1.75m)
- OUTSIDE
  - Driveway
  - Garden
- Timber Office / Summer House
  - Large Garage
- ALL MEASUREMENTS TAKEN AT WIDEST AVAIL-  
ABLE POINTS

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Enjoying a SUPERB CORNER PLOT POSITION within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, with FANTASTIC DISTANT VIEWS to the front & a GOOD RANGE of POPULAR SCHOOLING close by, is this BEAUTIFULLY IMPROVED & WONDERFULLY EXTENDED, THREE BEDROOM, BAY FRONTED, SEMI-DETACHED RESIDENCE. This REMARKABLY SPACIOUS & ATTRACTIVELY PRESENTED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES and together within having MERRY HILL SHOPPING COMPLEX & STEVENS PARK within close proximity, in brief comprises: Impressive Reception Hall, Attractive Sitting Room, Separate Dining Room, STUNNING OPEN PLAN WELL FITTED DINING KITCHEN with Integrated Appliances & further Sitting/ Lounge area, Useful Utility, Shower Room, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed Family Bathroom. Furthermore with Good Sized Driveway which provides OFF ROAD PARKING, Astro Turf Rear Garden with Initial Patio Area for alfresco dining, Timber Constructed Office / Summerhouse and HUGE GARAGE!

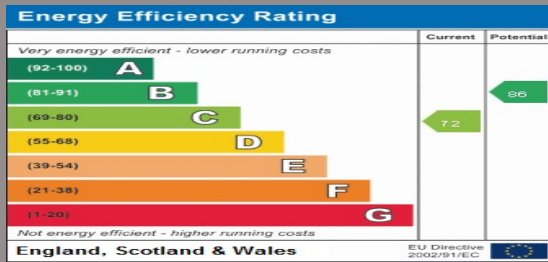
EPC: C/ Council Tax Band: C.

**BHS9858**

MISREPRESENTATION ACT 1967

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