



134 Brierley Hill Road,
WORDSLEY, DY8 5SP

Taylor's

Taylor's

134 Brierley Hill Road, WORDSLEY

Price: £187,500

An **INCREDIBLY DECEPTIVE, FAMILY SIZED MID-TOWNHOUSE**, well located within a very popular location. The **VERY SPACIOUS** accommodation is **WELL PRESENTED** includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall, ground floor WC, large full width lounge, dining kitchen, **THREE LARGE BEDROOMS** and shower/wet room. The property is set back beyond the front garden with **DRIVEWAY, GARAGE** and to the rear enjoying a **GOOD SIZED ATTRACTIVELY LAID OUT REAR GARDEN** which enjoys a private rear aspect.

GROUND FLOOR

ENTRANCE PORCH: With built-in storage, tiled floor and door to:

RECEPTION HALL: With radiator and stairs to the first floor.

GROUND FLOOR WC: With low level flush WC and wash basin.

LARGE FULL WIDTH LOUNGE 19' 2" x 10' 6": With double glazed patio doors to the rear garden with double glazed window alongside, gas fire and radiator.

DINING KITCHEN 14' 1" x 7' 3": Appointed with a range of oak style units including the INTEGRATED HOB, INTEGRATED OVEN, sink drainer unit, ample cupboard and drawer storage space, space for dining furniture, radiator and with a UPVC double glazed window to the front.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch and doors to:

BEDROOM ONE 13' 8" x 9' 7": With a UPVC double glazed window to the rear, FITTED WARDROBES and radiator.

BEDROOM TWO 11' 6" x 9' 7": With a UPVC double glazed window to the front, radiator and BUILT-IN WARDROBE.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

COUNCIL TAX BAND B.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING





BEDROOM THREE 10' 9" x 9' 4": With a UPVC double glazed window to the rear and radiator.

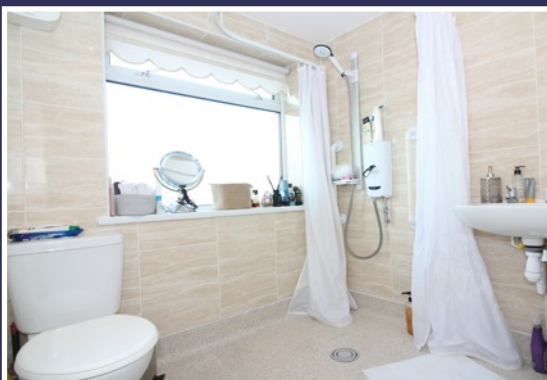
WET/SHOWER ROOM 8' 0" x 6' 7": With a UPVC double glazed window to the front, radiator, WALK-IN SHOWER AREA, wash basin, push button flush WC and AIRING CUPBOARD.

OUTSIDE

The property is set back beyond the front garden with DRIVEWAY/PARKING alongside which also provides an approach to:

GARAGE 13' 3" x 7' 8": With up-and-over door, door to the hallway and a wall mounted gas boiler.

REAR GARDEN: A private garden which includes a paved patio area with lawns beyond, side borders and rear gated access.



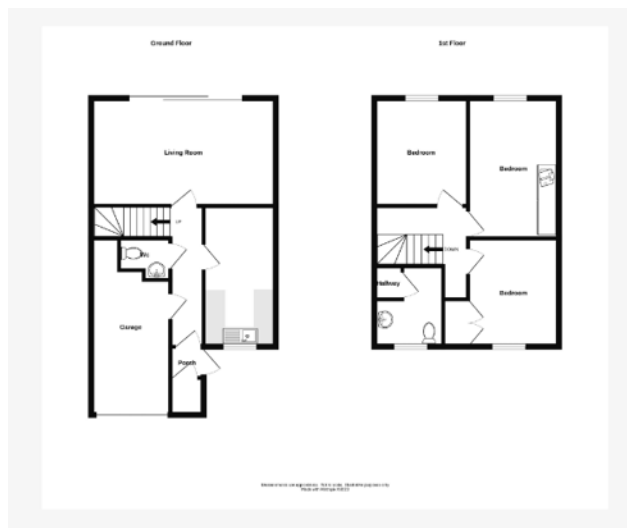
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.
TAKS

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylors-estateagents.co.uk

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.



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



www.taylors-estateagents.co.uk