



Taylors

Woods Lane, Brierley Hill, DY5 2QU

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A VERY WELL PROPORTIONED & MOST APPEALING, TWO BEDROOM, SEMI-DETACHED BUNGALOW RESIDENCE pleasantly situated within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation. This GOOD SIZED BUNGALOW is ideally suited for those WISHING to DOWNSIZE, and offers GREAT POTENTIAL for potential buyers to create a LOVELY HOME with Generous Room Sizes & a Practical Internal Layout. 'Woods Lane' is situated within the POPULAR town of Brierley Hill, and is conveniently located to an EXCELLENT RANGE of Regular Transport, Good Schooling & Local Amenities (Such as Stourbridge Town Centre, Brierley Hill High Street & Merry Hill Shopping Complex). An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Spacious Sitting Room, Fitted Kitchen, Utility, Two Well Proportioned Bedrooms & Modern White Suite Shower Room. Additionally with Driveway which provides OFF ROAD PARKING, Large Garage and Rear Garden with Initial Patio Area for Alfresco Dining.

Potential buyers would also like to be reminded that this property is being sold with the added advantage of having NO UPWARD CHAIN!

ROOM DIMENSIONS

Entrance Hall

Spacious Sitting Room - 4.72m x 3.48m (15'5" x 11'5")

(Measurements taken at widest available points)

Fitted Kitchen - 2.64m x 2.57m (8'7" x 8'5")

(Measurements taken at widest available points)

Bedroom 1 - 3.89m x 3.43m (12'9" x 11'3")

(Measurements taken at widest available points)

Bedroom 2 - 2.9m x 2.64m (9'6" x 8'7")

(Measurements taken at widest available points)

Moder Shower Room

Separate Utility Room - 2.41m x 2.11m (7'10" x 6'11")

(Measurements taken at widest available points)

OUTSIDE

Driveway

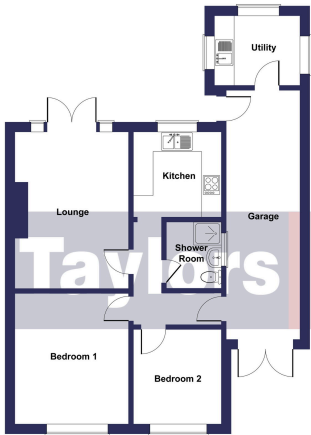
Large Garage

Rear Garden

EPC: D. 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: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

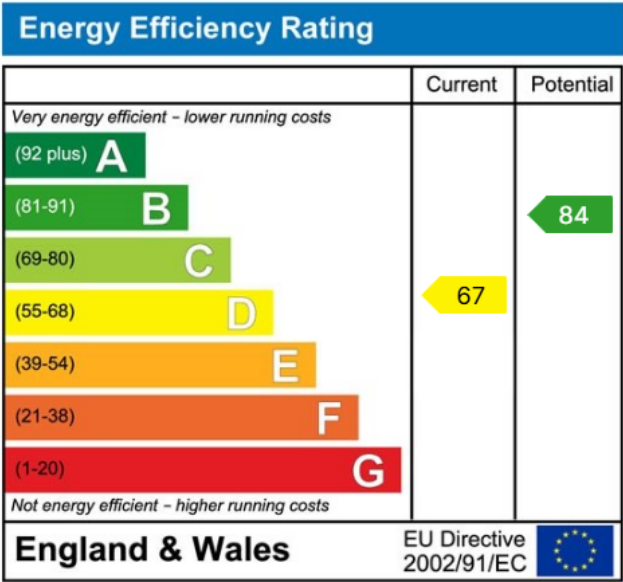


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- VERY WELL PROPORTIONED & SEMI-DETACHED BUNGALOW RESIDENCE
- NO UPWARD CHAIN
- MODERN SHOWER ROOM
- POPULAR RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF TRANSPORT LINKS WITHIN CLOSE PROXIMITY
- TWO GOOD SIZED BEDROOMS
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- DRIVEWAY & LARGE GARAGE
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- MERRY HILL SHOPPING COMPLEX CLOSE BY



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