



56 Dunns Bank
Quarry Bank, DY5 2ES

Andrew Grant

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A beautifully presented family home situated within Quarry Bank.

Key features

- Convenient location
- Well-maintained
- Four double bedrooms
- Two ensuite shower rooms
- Private garden
- Plentiful driveway parking
- Garage
- Cloakroom
- Utility room

Freehold / 1,772 sq. ft.





This lovely property has an immense array of accommodation within, including three reception rooms, a kitchen, a utility room and a cloakroom situated on the ground floor.

Upstairs, there is a house bathroom and four double bedrooms, two of which have their own ensuite shower rooms.

Outside, there is ample driveway parking to the front and a private garden situated to the rear.

56 Dunns Bank is approached via a block paved driveway allowing ample parking for several vehicles and leading to the garage, which has a roller shutter door.

From the driveway block paved steps lead up to the main entrance of the property, which is elevated beyond a dwarf wall and there is a gate to the side accessing the rear garden. The obscure-glazed entrance door has a pitched roof canopy over and lantern-style courtesy lighting.

The welcoming reception hallway has a sizeable cupboard ideal for coat and shoe storage and with doors radiating to the sitting room and dining room.



Sitting room

Situated off the hallway to the right is a sitting room, with a feature living-flame stove, an exposed brick surround with a wooden mantle and tiled hearth, laminate flooring and a bow window to the front elevation.

Dining room

To the left of the hallway, there is a light and airy dining room featuring a living flame coal effect inset gas fire with marble effect hearth and backing with a wooden fire surround. This lovely room has wall light points, a bay window to the front elevation and part-obscure glazed double doors opening into the living room.



Living room

The spacious living room has a multi-fuel burner, wall light points and French doors opening onto the rear garden.

Inner hallway

Leading off the living room and sitting room is an inner hallway, which has a staircase rising to the first-floor accommodation, laminate flooring, a spacious under-stairs storage cupboard and a door accessing the kitchen.



Kitchen

The kitchen is fitted with matching wall, base and drawer units, with roll-edged work surfaces incorporating a stainless steel sink unit with a drainer and mixer tap. There is tiling to the splashbacks and flooring, glass display units and a window overlooking the rear garden.

There is space for a range-style cooker with an extractor over, an integrated dishwasher and an opening through to the useful utility room.



Utility room

Situated to the rear of the property is the utility room featuring matching wall and base units, with a wooden work surface incorporating a ceramic sink with a mixer tap. There is space for domestic appliances, a wall-mounted Valiant boiler, tiling to the splashbacks and flooring, two windows to the side elevation, a part-glazed door accessing the rear garden and a further door to the cloakroom.

Cloakroom

The cloakroom has a white suite comprising a low-level WC, a pedestal washbasin with mixer tap, tiling to partial walls, tiling to the flooring and an obscure-glazed window to the rear elevation.

First floor

The landing features a storage cupboard and doors to the bathroom and four bedrooms, which are all double rooms.

Master bedroom

Located at the rear of the property is a spacious master bedroom featuring a window overlooking the rear garden and a door to its own ensuite shower room. The ensuite has a white suite comprising a low-level WC, a pedestal washbasin with a mixer tap and a curved shower cubicle. There is also tiling to the walls and flooring, a wall-mounted chrome towel radiator and an obscure-glazed window to the side elevation.





Bedroom two

Bedroom two is similar in size to the master and has laminate flooring, a window to the front elevation and a door to an ensuite shower room.

The ensuite has a white suite comprising a low-level WC, a pedestal washbasin with a mixer tap and a shower cubicle. There is also tiling to the walls, a wall-mounted towel radiator and an obscure-glazed window to the side elevation.



Bedrooms three and four

The third bedroom includes laminate flooring, a built-in wardrobe and a window to the front. Bedroom four has laminate flooring and a window overlooking the rear garden.

Bathroom

Completing the accommodation is a house bathroom featuring a white suite comprising a low-level WC, a pedestal washbasin, a bath with a mixer tap and a handheld shower attachment. There is also tiling to partial walls, a shaver point and an obscure-glazed window to the rear elevation.





Garden

The rear garden is fully enclosed by panel fencing and includes an outside tap, courtesy lighting and a door accessing the garage and has a resin area perfect for alfresco dining and entertaining. There is an additional paved area beneath a pagoda featuring beautiful wisteria, which helps shade the west-facing garden.

The garden has a lawned area comprising raised beds and a rockery, with an abundance of colourful planting, trees and foliage and there is a hardstanding area suitable for a greenhouse and shed.



Services

The property has mains gas, mains electricity, mains water, mains drainage and broadband.

Council tax band - C

Location

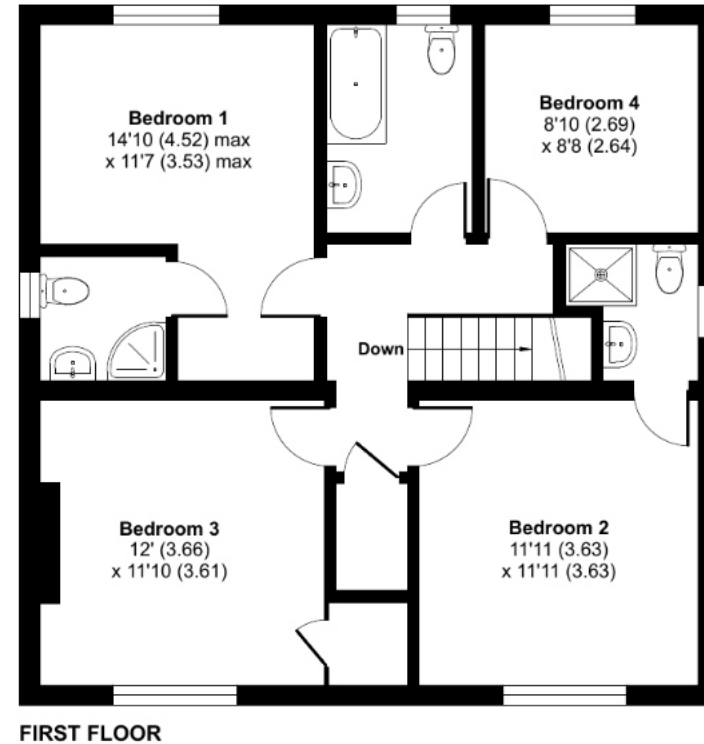
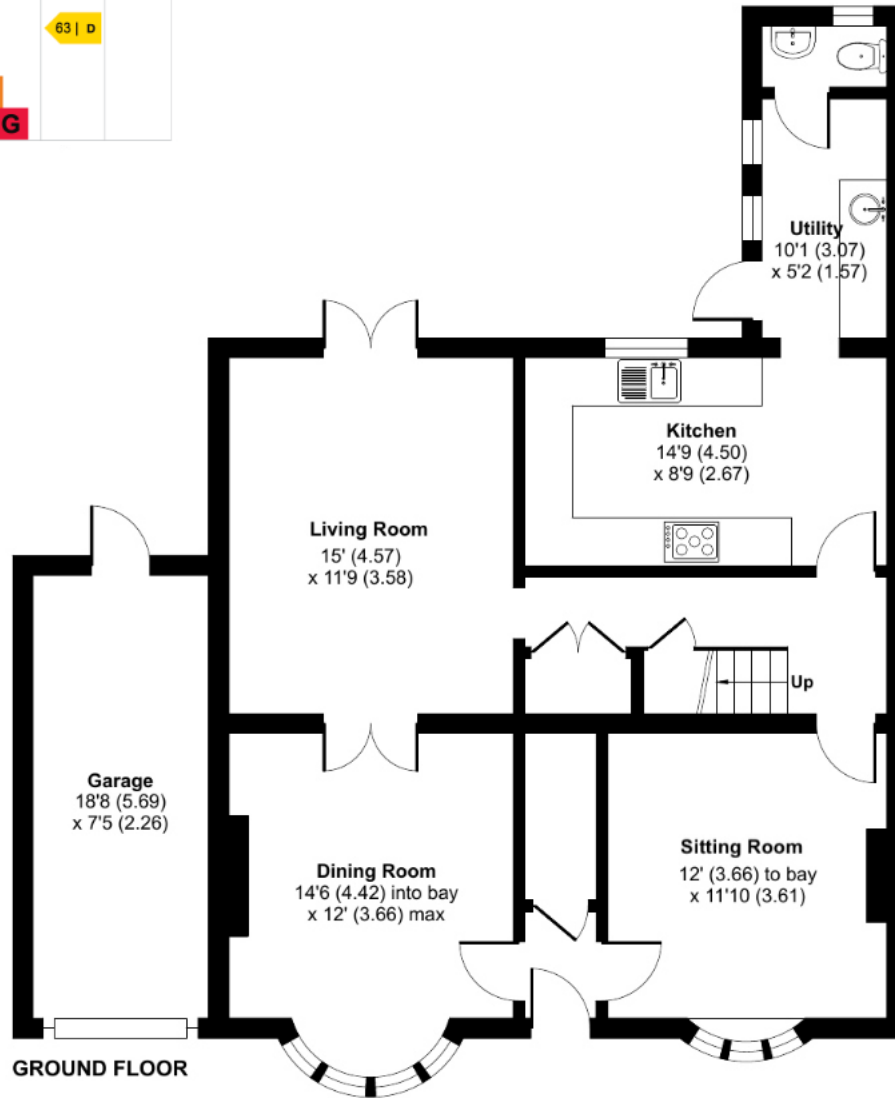
The property is situated in an ideal location close to good schooling and within easy reach of the renowned undercover shopping centre at Merry Hill with all its amenities. Birmingham City centre is around 11.6 miles from here making this a wonderful area for the commuter and retail enthusiast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 1634 sq ft / 151.8 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1772 sq ft / 164.6 sq m
 For identification only - Not to scale



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