

# Property details approval form

Shamayim, Belle Vue Road, Quarry Bank , Brierley Hill, West Midlands, England, DY5 1AD

Date: 29 October 2025

Property Ref and Version: SBR313141 - 0001

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£200,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > NO CHAIN
- > ELEVATED POSITION
- > REAR GATED ACCESS
- > DRIVEWAY TO REAR
- > TWO RECEPTION ROOMS
- > FIRST FLOOR BATHROOM
- > GROUND FLOOR SHOWER ROOM
- > IN NEED OF MODERNISATION

## ○ Short Description

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A TRADITIONAL SEMI DETACHED PROPERTY SITUATED IN A UNIQUE SETTING IN QUARRY BANK. IN NEED OF LOTS OF MODERNISATION BUT WITH THE POTENTIAL TO MAKE A STUNNING FAMILY HOME. LAND TO SIDE GIVING THE OPPORTUNITY TO EXTEND/DEVELOP(STPP). THE ELEVATED POSITION PROVIDES DISTANT VIEWS OVER THE LOCAL AREA.

## ○ Long Description

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'Shamayim', is situated on Belle Vue, Quarry Bank but is better accessed via White City Road where there is rear vehicular access via security gates. Access to the front via Belle Vue or Woodland Avenue.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### To The Front

Steep front garden laid mainly to lawn.

### Entrance Hallway

Radiator and doors to.

### Shower Room

Shower area, wash hand basin and low flush wc.

### Lounge

14' 1" x 11' 4" ( 4.29m x 3.45m )

Window to front and radiator.

### Dining Room

11' 11" x 11' 5" ( 3.63m x 3.48m )

Window to rear and radiator.

### Kitchen

8' 9" x 7' 4" ( 2.67m x 2.24m )

Window to side, wall and base units. Work surfaces, Sink unit. Provision for further domestic appliances.

### Landing

Window to side and doors to;

### Bedroom One

14' 6" x 11' 5" ( 4.42m x 3.48m )

Window to front and radiator.

### Bedroom Two

11' 10" x 11' 4" ( 3.61m x 3.45m )

Window to rear and radiator.

### Bedroom Three

8' 5" x 7' 4" ( 2.57m x 2.24m )

Window to front and radiator.

### Bathroom

Window to rear, radiator, shower cubicle, wash hand basin, low flush wc. Airing cupboard housing boiler.

### Rear Garden

Enclosed rear and side garden.

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## ○ Room Description

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### **Driveway**

Security gates leading to driveway.

### **Garage**

Detached garage in need of attention.

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## ○ Room Description

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## ○ Property Images



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## ○ Property Images



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## ○ **Property Images**

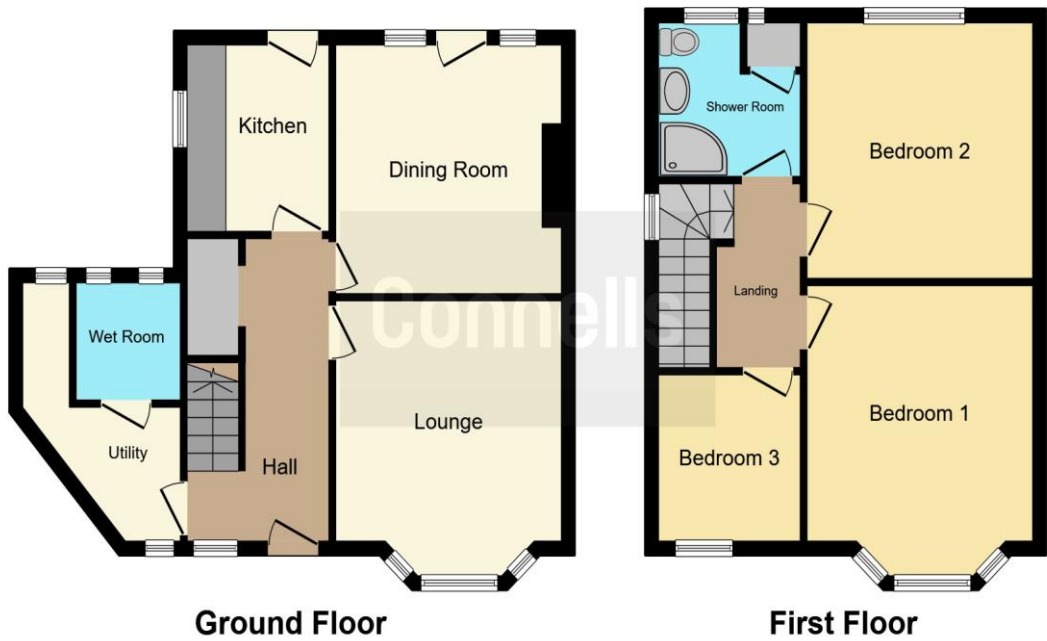
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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

| Signature        |  | Date |
|------------------|--|------|
| John Davies      |  |      |
| Mr S.J. Ferguson |  |      |