



8 Chancery Way,
Quarry Bank, DY5 1UJ

Taylor's

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BEAUTIFULLY MAINTAINED, THOUGHTFULLY ENLARGED & DECEPTIVELY SPACIOUS, DETACHED FAMILY HOME

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
- Attractive Sitting Room - 15' 7" x 11' 7" (4.75m x 3.53m)
 - Rear Living Room - 15' 5" x 11' 6" (4.70m x 3.50m)
 - Conservatory - 9' 6" x 7' 10" (2.89m x 2.39m)
 - Kitchen with Dining Space - 24' 3" x 7' 5" (7.39m x 2.26m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 10' 4" x 9' 3" (3.15m x 2.82m)
 - Bedroom 2 - 10' 1" x 9' 4" (3.07m x 2.84m)
 - Bedroom 3 - 8' 2" x 7' 1" (2.49m x 2.16m)
 - House Bathroom - 6' 0" x 5' 6" (1.83m x 1.68m)
 - OUTSIDE
 - Driveway
 - Fore Garden
 - Secluded Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS
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These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

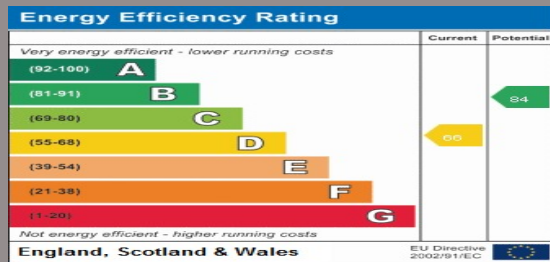
This BEAUTIFULLY MAINTAINED, THOUGHTFULLY ENLARGED & DECEPTIVELY SPACIOUS, THREE BEDROOM, DETACHED FAMILY HOME is delightfully situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION and furthermore encompasses an ATTRACTIVELY DECORATED & EXPENSIVELY APPOINTED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This MOST APPEALING & VERY WELL PROPORTIONED, GAS CENTRALLY HEATED & DOUBLE GLAZED PROPERTY has an EXTENSIVE RANGE of SOUGHT AFTER SCHOOLING, EXCELLENT TRANSPORT LINKS & LOCAL AMENITIES (such as Merry Hill Shopping Complex) close by and combined with having SALTWELLS NATURE RESERVE within walking distance, in brief is seen to comprise: Entrance Porch, Spacious Sitting Room, Separate Rear Living Room (Could be used as a Separate Dining Room if Preferred), Beautifully Fitted "Sage Green" Kitchen with Dining Space, Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Bathroom. Furthermore with Block Paved Driveway which provides OFF ROAD PARKING, Lawned Fore Garden & Secluded Rear Garden with Initial Patio Area for Alfresco Dining. Tenure: Freehold. EPC: TBC / 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: Brick with Pitched Tiled Roof.

BHS9937

MISREPRESENTATION ACT 1967

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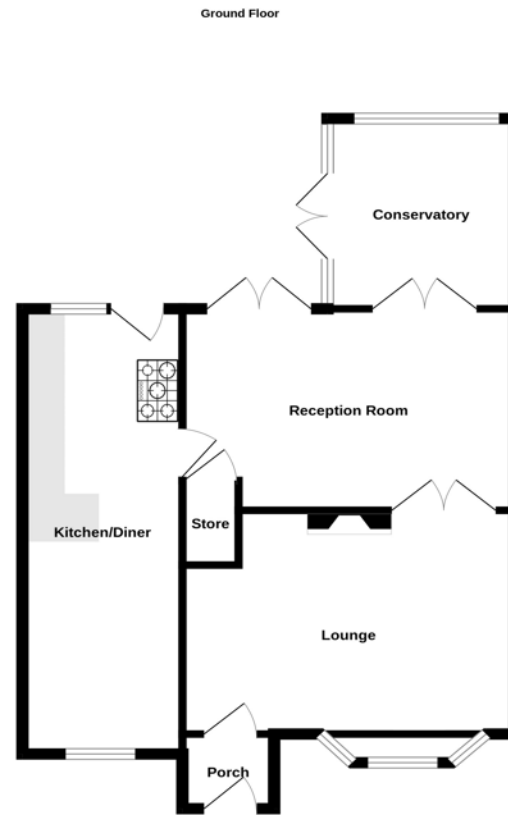
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