



70 Birch Coppice,
Quarry Bank, DY5 1AR

Taylor's

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*BEAUTIFULLY MAINTAINED &
VERY WELL PROPORTIONED, DE-
TACHED BUNGALOW RESIDENCE*

- ROOM DIMENSIONS
 - Hallway
 - Guests Cloakroom
- Office / Bedroom 3 - 8' 2" x 5' 8" (2.49m x 1.73m)
- Dining Kitchen - 14' 4" x 9' 4" (4.37m x 2.84m)
- Spacious Lounge Diner - 12' 10" x 18' 6" (3.91m x 5.63m)
 - Inner Hall
 - Bedroom 1 - 9' 8" x 9' 6" (2.94m x 2.89m)
- Bedroom 2 / Dining Room - 11' 7" x 9' 8" (3.53m x 2.94m)
- Four Piece Suite Bathroom - 9' 3" x 8' 4" (2.82m x 2.54m)
 - OUTSIDE
 - Impressive Driveway
 - Garage
 - Low Maintenance Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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.

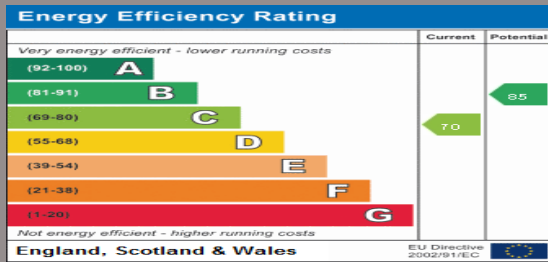


This BEAUTIFULLY MAINTAINED & VERY WELL PROPORTIONED, REMARKABLY SPACIOUS & EXTREMELY VERSATILE, TWO / THREE BEDROOM, DETACHED BUNGALOW RESIDENCE is superbly situated on the fringes of the RENOWNED & IDYLIC Mushroom Green conservation area and furthermore enjoys a SECLUDED POSITION within this admired residential location, which has the nearby NATURE RESERVE within walking distance. This MOST APPEALING & VERY WELL ARRANGED BUNGALOW would make a LOVELY HOME for those wishing to downsize & combined with having Merry Hill Shopping Complex and Quarry Bank High Street within close proximity, in brief comprises: Spacious Reception Hall, Guests Cloakroom, Attractive Sitting Room with Dining Area, Well Fitted Breakfast Kitchen, Office / Bedroom Three, Two Further Double Bedrooms (Bedroom Two currently used as a Formal Dining Room) & Well Appointed Four Piece Suite Bathroom. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Good Sized Garage, Low Maintenance Rear Garden, Gas Central Heating & Double Glazing to the vast majority of units. NO UPWARD CHAIN! Tenure: Freehold. EPC: TBC / Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: Brick. BHS9963

MISREPRESENTATION ACT 1967

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Agents contact details:

84 to 86 High Street,
BRIERLEY HILL,
DY5 3AW

t. 01384 265265

f. 01384 480824

e. brierleyhill@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

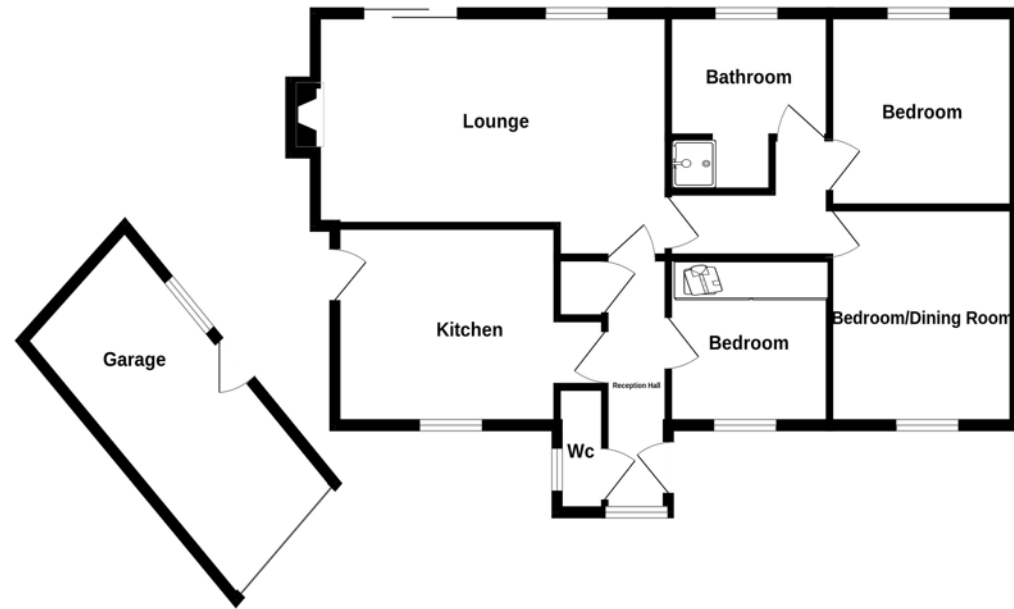


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Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



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