



42 Stour Hill,
Quarry Bank, DY5 2AT

Taylors

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CHARMING, ATTRACTIVELY PRESENTED & BEAUTIFULLY RE-DECORATED, SEMI-DETACHED RESIDENCE

- ROOM DIMENSIONS
- GROUND FLOOR
- Sitting Room - 12' 2" x 12' 0" (3.71m x 3.65m)
- Kitchen Diner - 14' 1" x 8' 8" (4.29m x 2.64m)
- FIRST FLOOR
- Landing
- Bedroom 1 - 10' 0" x 8' 7" (3.05m x 2.61m)
- Bedroom 2 - 10' 5" x 9' 2" (3.17m x 2.79m)
- House Bathroom - 12' 0" x 4' 6" (3.65m x 1.37m)
- OUTSIDE
- 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.



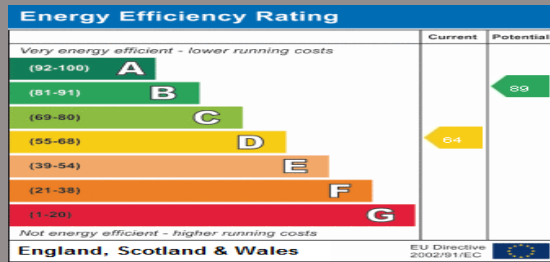
This CHARMING, ATTRACTIVELY PRESENTED & BEAUTIFULLY RE-DECORATED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is delightfully situated within this POPULAR RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of AMENITIES & TRANSPORT LINKS (Such as Stevens Park, Quarry Bank High Street, Cradley Heath Train Station & Merry Hill Shopping Complex) close by and furthermore is for sale with NO UPWARD CHAIN. This CHARACTERFUL & MOST APPEALING PROPERTY is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder or alternatively INVESTORS seeking an ASTUTE BUY-TO-LET INVESTMENT and combined with having both DOUBLE GLAZING & GAS CENTRAL HEATING, in brief comprises: Pleasant Sitting Room, Modern & Spacious Kitchen with Dining Area, Landing, Two First Floor Bedrooms, White Suite House Bathroom & Rear Garden. Tenure: Freehold. EPC: TBC / Council Tax Band: A. 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.

BHS9962

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





Agents contact details:
 84 to 86 High Street,
 BRIERLEY HILL,
 DY5 3AW
 t. 01384 265265
 f.01384 480824
 e. brierleyhill@taylorsestateagents.co.uk

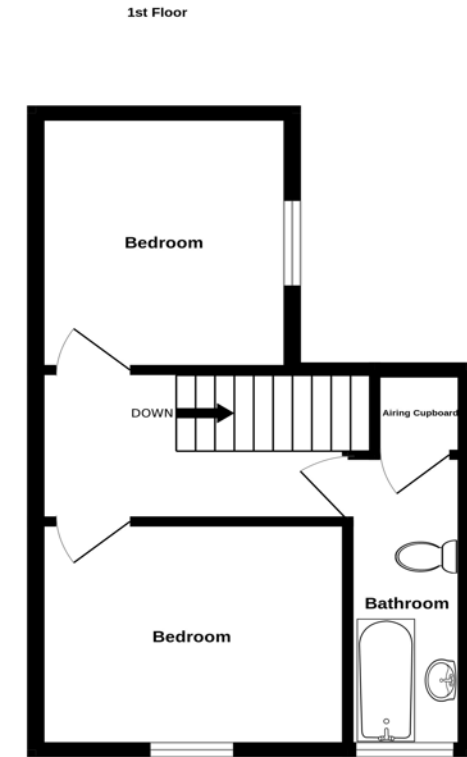
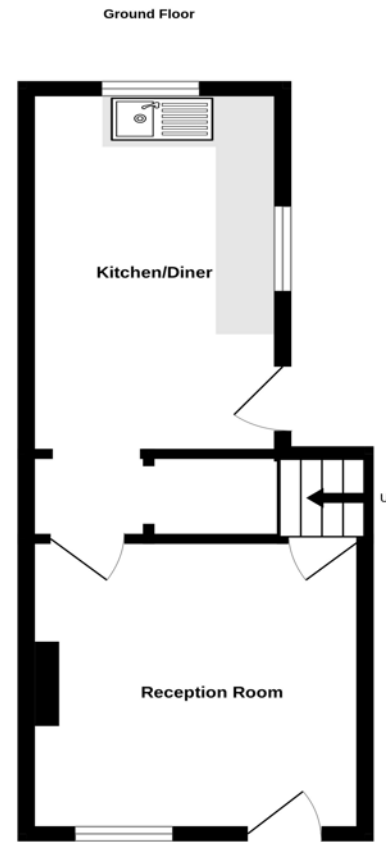
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