



65 Birch Coppice,  
Quarry Bank, DY5 1AR

**Taylor's**

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*MOST APPEALING & VERY WELL  
ARRANGED, SEMI-DETACHED  
RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Porch
    - Hall
  - Dining Room - 12' 10" x 11' 2" (3.91m x 3.40m)
  - Sitting Room - 10' 6" x 10' 2" (3.20m x 3.10m)
    - Kitchen - 10' 6" x 7' 8" (3.20m x 2.34m)
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 13' 0" x 11' 4" (3.96m x 3.45m)
    - Bedroom 2 - 11' 2" x 10' 6" (3.40m x 3.20m)
    - Bedroom 3 - 7' 3" x 6' 8" (2.21m x 2.03m)
    - Bathroom - 7' 6" x 7' 4" (2.28m x 2.23m)
      - OUTSIDE
      - Driveway
  - Garage (With W.C to the rear)
    - Secluded 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.



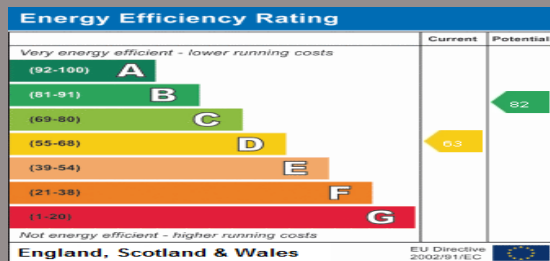
Beautifully situated within this SOUGHT AFTER & SECLUDED cul-de-sac, is this MOST APPEALING & VERY WELL ARRANGED, THREE BEDROOM, SEMI-DETACHED RESIDENCE which combined with being for sale with NO UPWARD CHAIN, has an EXTENSIVE RANGE of POPULAR SCHOOLING CLOSE by, together with having MERRY HILL SHOPPING COMPLEX, CRADLEY HEATH TRAIN STATION & SALTWELLS NATURE RESERVE all within close proximity. This WELL PROPORTIONED PROPERTY offers HUGE POTENTIAL for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS to create a WONDERFUL HOME, and in brief comprises: Entrance Porch, Reception Hall, Spacious Dining Room, Rear Sitting Room, Fitted Kitchen, Landing, Three First Floor Bedrooms & House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Good Sized Garage (With W.C to the rear) & Secluded / Well Maintained Rear Garden! An EARLY VIEWING is ESSENTIAL! Tenure: Freehold. EPC: D. Council Tax Band: C. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property.

**BHS10028**

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.





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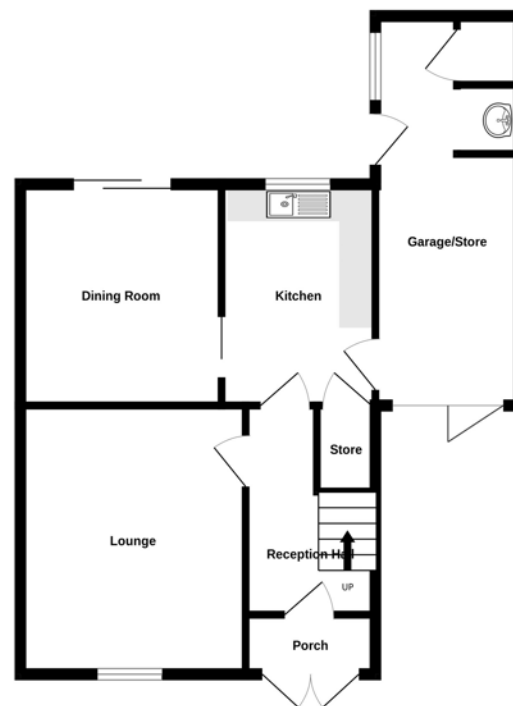


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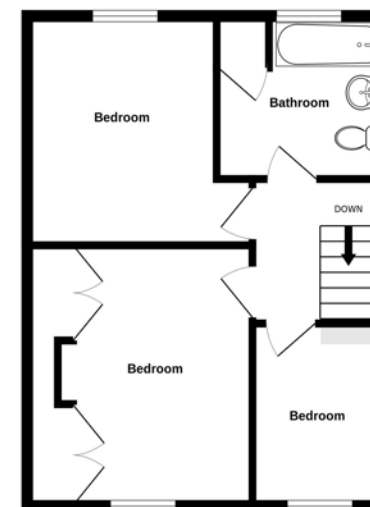
Offices at:

KINGSWINFORD      HALESOWEN  
STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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