



9 Maughan Street,
Quarry Bank, DY5 2DJ

Taylor's

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*STUNNING, STYLISHLY DECORATED &
BEAUTIFULLY MAINTAINED, VICTORI-
AN STYLE, MID-TERRACE COTTAGE*

- ROOM DIMENSIONS
- GROUND FLOOR
- Stylishly Decorated Through Lounge with Dining Area - 25' 7" x 12' 1" (7.79m x 3.68m)
- Useful Utility / Breakfasting Area - 11' 2" x 8' 5" (3.40m x 2.56m)
- Stunning Well Fitted Kitchen - 8' 0" x 7' 9" (2.44m x 2.36m)
- Luxury Well Appointed House Bathroom - 7' 8" x 7' 2" (2.34m x 2.18m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 2" x 12' 2" (3.71m x 3.71m)
 - Bedroom 2 - 12' 9" x 12' 0" (3.88m x 3.65m)
- FURTHERMORE WITH
 - Cottage Style Garden
 - Cellar
- 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.



which has QUARRY BANK HIGH STREET, MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION close by and furthermore encompasses a CHARMING & CHARACTERFUL layout of accommodation, of which is PERFECTLY SUITED for FIRST TIME BUYERS. This BEAUTIFULLY PRESENTED PROPERTY is DOUBLE GLAZED & GAS CENTRALLY HEATED throughout, and together with OFFERING FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder, in brief comprises: Spacious & Stylishly Decorated Through Lounge with Dining Area, Stunning Well Fitted Kitchen with Separate Utility / Breakfasting Area, Luxury Well Appointed House Bathroom, Cellar, Landing, Two Attractively Decorated & Well Proportioned First Floor Bedrooms & Lovely Cottage Style Rear Garden. Tenure: Freehold. EPC: D. 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.

BHS10029

MISREPRESENTATION ACT 1967

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