



13 Park Road,  
Quarry Bank, DY5 2DD

**Taylor's**

# 13 Park Road, Quarry Bank, DY5 2DD

*BEAUTIFULLY APPOINTED & VERY  
WELL PROPORTIONED, BAY FRONT-  
ED, MID-TERRACE RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
- Sitting Room - 13' 0" x 11' 5" (3.96m x 3.48m)
- Stunning Re-Fitted Kitchen - 17' 5" x 11' 0" (5.30m x 3.35m)
- FIRST FLOOR
  - Landing
- Bedroom 1 - 11' 10" x 10' 4" (3.60m x 3.15m)
- Bedroom 2 - 11' 5" x 10' 9" (3.48m x 3.27m)
- Bedroom 3 - 6' 9" x 6' 6" (2.06m x 1.98m)
- House Shower Room - 6' 5" x 5' 5" (1.95m x 1.65m)
- OUTSIDE
  - Driveway
  - Attractive 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.



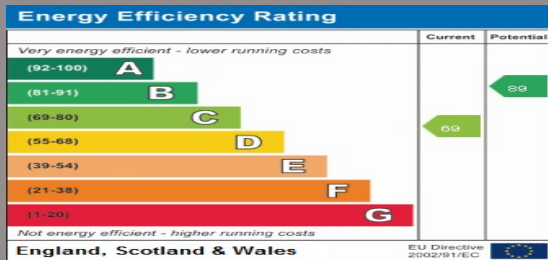
This BEAUTIFULLY APPOINTED & VERY WELL PROPORTIONED, BAY FRONTED, THREE BEDROOM, MID-TERRACE RESIDENCE is pleasantly situated within this SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION, which has STEVENS PARK, Quarry Bank High Street & Merry Hill Shopping Complex Close by and furthermore encompasses a WELL MAINTAINED & DECEPTIVELY SPACIOUS LAYOUT of accommodation, of which is PERFECTLY SUITED for FAMILIES or the more DISCERNING FIRST TIME BUYERS. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hallway, Attractive & Bay Fronted Sitting Room, Stunning Re-Fitted Kitchen with Integrated Appliances & Dining Area, Landing, Three Well Proportioned First Floor Bedrooms & Modern House Shower Room. Furthermore with Good Sized Driveway which provides OFF ROAD PARKING, Beautiful and Well Maintained Rear Garden, Gas Central Heating & Double Glazing. Tenure: Freehold. EPC:C. Council Tax Band: B. All main services connected. Construction: Brick with Rendering. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

BHS10066

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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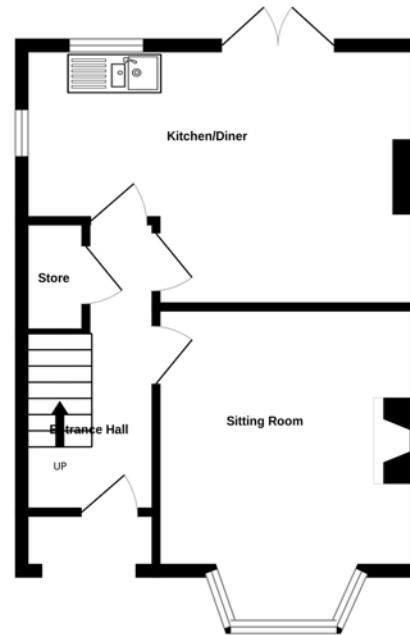


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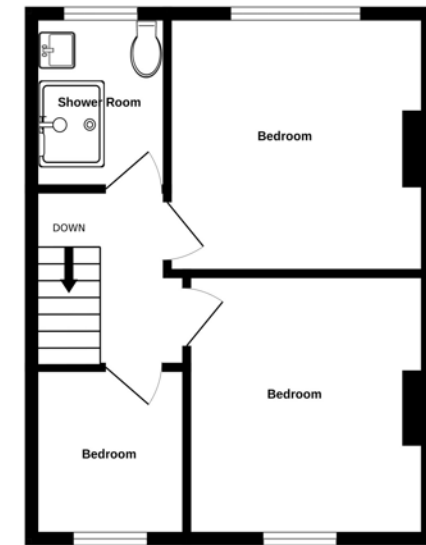
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Park Rd, Dy5 2dd

Measurements are approximate. Not to scale. Illustrative purposes only  
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