



Taylors

Stour Hill, QUARRY BANK, Brierley Hill.

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This EXTREMELY DECEPTIVE & SUPERBLY PROPORTIONED, VERY WELL PRESENTED, THREE BEDROOM, DETACHED RESIDENCE is pleasantly situated within this ADMIRER & POPULAR RESIDENTIAL LOCATION, which has Merry Hill Shopping Complex, Stevens Park & Quarry Bank High Street close by, and furthermore encompasses a NICELY MAINTAINED & VERY WELL ARRANGED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES or the more discerning first time buyers. This WONDERFUL PROPERTY is for sale with NO UPWARD CHAIN and together with having an excellent range of TRANSPORTATION LINKS (Such as Cradley Heath Train Station) within close proximity.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Spacious Sitting Room - 5.51m x 3.71m (18'1" x 12'2")

(measurements taken at widest available points)

Stunning Re-Fitted Dining Kitchen - 4.44m x 3.45m (14'7" x 11'4")

(measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 4.11m x 3.78m (13'6" x 12'5")

(measurements taken at widest available points)

Bedroom 2 - 2.97m x 2.57m (9'9" x 8'5")

(measurements taken at widest available points)

Bedroom 3 - 2.95m x 2.06m (9'8" x 6'9")

(measurements taken at widest available points)

Modern House Bathroom - 2.13m x 1.68m (7'0" x 5'6")

(measurements taken at widest available points)

OUTSIDE

Large Frontage with Ample Driveway & Fore Gardens

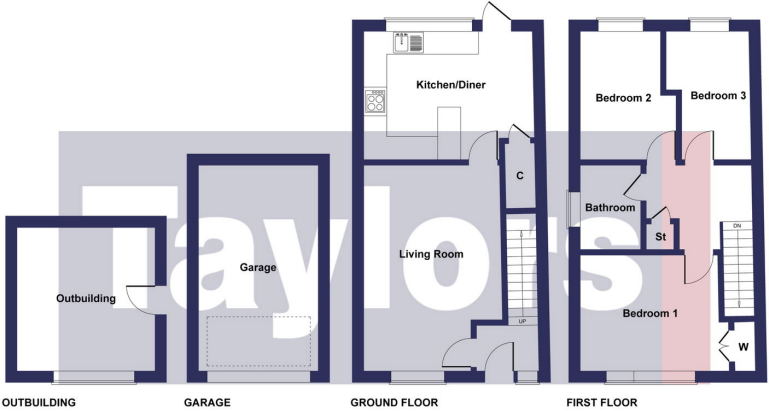
Extensive Side & Rear Gardens

Impressive Outbuilding with a variety of potential uses (and lighting & power)

EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a low - very low risk of yearly flooding. Tenure: Freehold.



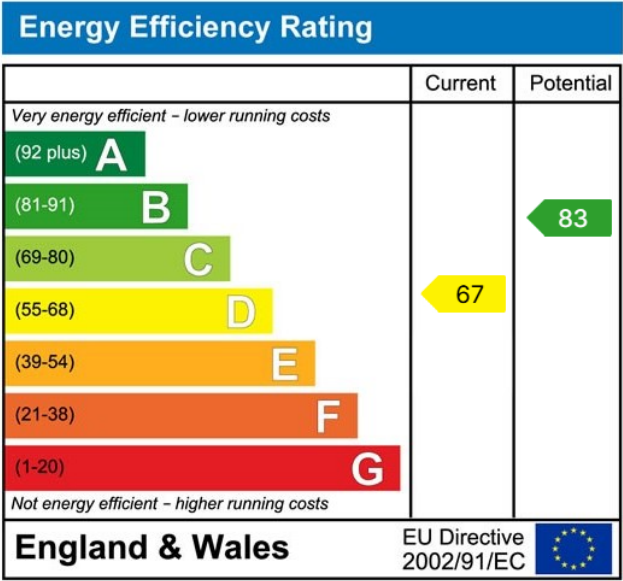
Stour Hill, Quarry Bank, DY5 2AT



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- EXTREMELY DECEPTIVE, VERY WELL PRESENTED, DETACHED RESIDENCE
- NO UPWARD CHAIN
- EXTENSIVE FRONT, SIDE & REAR GARDENS
- MODERN HOUSE BATHROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- STUNNING WELL FITTED KITCHEN DINER
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- USEFUL OUTBUILDING WITH A VARIETY OF POTENTIAL USES
- IDEAL FOR GROWING FAMILIES OR FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY



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