



Taylors

Sherwood Drive, QUARRY BANK, Brierley Hill.

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This EXPENSIVELY APPOINTED, BEAUTIFULLY PRESENTED & COMPREHENSIVELY REFURBISHED, THREE BEDROOM, LINK-DETACHED RESIDENCE enjoys a LOVELY POSITION within this SOUGHT AFTER RESIDENTIAL AREA of QUARRY BANK, which has Merry Hill Shopping Complex & Saltwells Nature Reserve within walking distance combined with having a WONDERFUL ARRAY of QUALITY SCHOOLING and local amenities & transportation links (such as Quarry Bank High Street & Cradley Heath Train Station) close by. This VERY WELL PROPORTIONED & STYLISHLY DECORATED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and together with having PLEASANT DISTANT VIEWS to the front, encompasses a THOUGHTFULLY ENLARGED & INCREDIBLY SPACIOUS layout of accommodation, which is "TURN-KEY-READY". An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Stylishly Decorated Sitting Room - 4.75m x 4.7m (15'7" x 15'5")

(measurements taken at widest available points)

Stunning & Enlarged Well Fitted Dining Kitchen - 7.34m x 3.38m (24'1" x 11'1")

(measurements taken at widest available points)

Guests Cloakroom / W.C

Useful Utility - 2.54m x 2.34m (8'4" x 7'8")

(measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 (With Lovely Range of Fitted Wardrobes) - 3.56m x 2.67m (11'8" x 8'9")

Bedroom 2 - 2.74m x 2.64m (9'0" x 8'8")

Bedroom 3 - 2.26m x 1.98m (7'5" x 6'6")

Luxury Re-Appointed House Shower Room - 1.98m x 1.63m (6'6" x 5'4")

(measurements taken at widest available points)

OUTSIDE

Impressive Block Paved Driveway

Garage Store

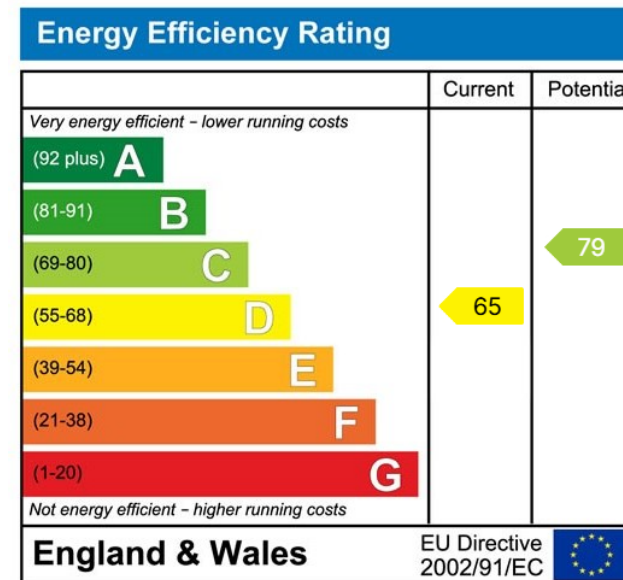
Beautifully Landscaped Rear Garden

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 very low risk of yearly flooding. Tenure: Freehold.





- STUNNING & THOUGHTFULLY ENLARGED, BEAUTIFULLY PRESENTED
- LUXURY & ENLARGED WELL FITTED DINING KITCHEN
- SUPERBLY RE-LANDSCAPED ASTRO TURF REAR GARDEN WITH INITIAL PATIO AREA
- EARLY VIEWING ESSENTIAL
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN BEAUTIFULLY RE-APPOINTED HOUSE SHOWER ROOM
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING FROM COMBINATION BOILER SYSTEM
- MERRY HILL SHOPPING COMPLEX & SALTWELLS NATURE RESERVE CLOSE BY



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