



Taylors

Birch Coppice, QUARRY BANK, Brierley Hill.

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BEAUTIFULLY SITUATED on this LARGE & ENVIABLE PLOT within this HUGELY SOUGHT AFTER & ADMIRERED RESIDENTIAL LOCATION, is this SUPERBLY PRESENTED & EXTREMELY VERSATILE, THOUGHTFULLY ENLARGED, DETACHED DORMER-BUNGALOW RESIDENCE. This WONDERFUL PROPERTY has a FANTASTIC RANGE of POPULAR SCHOOLING, Local Amenities (Such as Merry Hill Shopping Complex) & Transport Links (such as Cradley Heath Train Station) close by, and together with having Mushroom Green Conservation Area & Saltwells Nature Reserve within walking distance and having HUGE POTENTIAL to EXTEND & IMPROVE (Subject to the usual planning permissions), encompasses an IMMACULATEDLY MAINTAINED & DECEPTIVELY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. An EARLY VIEWING is ESSENTIAL if to appreciate the standard & the POTENTIAL of the accommodation on offer, which together with being IDEALLY SUITED for GROWING FAMILIES or those wishing to downsize.

ROOM DIMENSIONS

GROUND FLOOR

Impressive Reception Hall

Bay Fronted Sitting Room - 4.3m x 3.2m (14'1" x 10'5")

Modern House Shower Room - 2m x 1.7m (6'6" x 5'6")

Bedroom 3 - 3.6m x 3.2m (11'9" x 10'5")

Modern Well Fitted Kitchen - 3.6m x 3m (11'9" x 9'10")

Wonderful Conservatory - 7.8m x 2.9m (25'7" x 9'6")

Office - 3.6m x 2.7m (11'9" x 8'10")

FIRST FLOOR

Bedroom 2 - 4.4m x 3.5m (14'5" x 11'5")

Bedroom 1 - 4.4m x 2.5m (14'5" x 8'2")

Luxury Four Piece Suite En-Suite - 2.9m x 1.5m (9'6" x 4'11")

(Measurements taken at widest available points)

OUTSIDE

Extensive Driveway

Side Fore Gardens

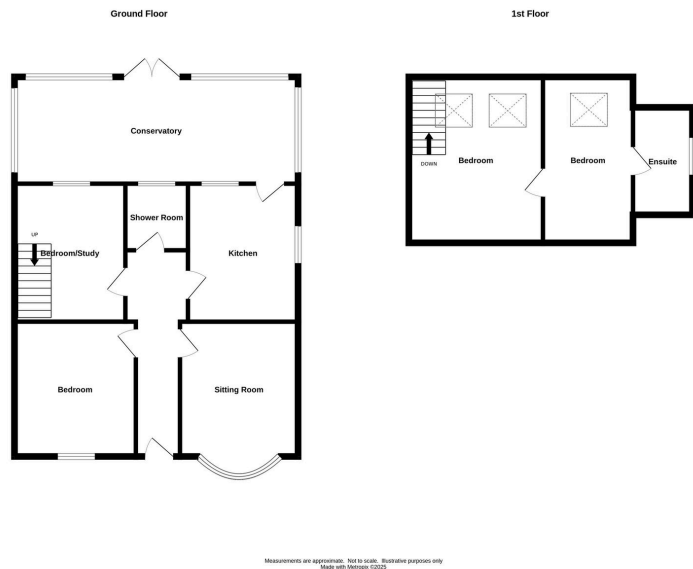
Further Secure Gated Parking Area

Useful Outhouse for Storage

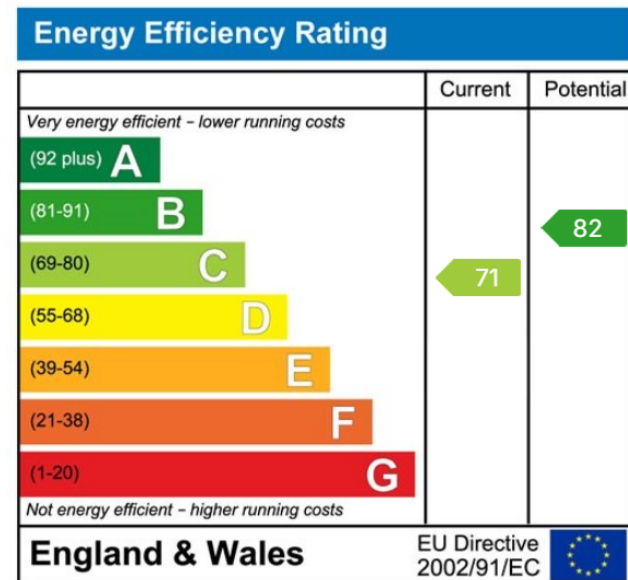
Wonderful & Huge Rear Garden

EPC: C. Council Tax Band: D. 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.





- SUPERBLY PRESENTED & EXTREMELY VERSATILE, THOUGHTFULLY ENLARGED
- HUGE REAR GARDEN WITH SPLENDID LAWN & INITIAL PATIO AREA
- MODERN FOUR PIECE EN-SUITE BATHROOM
- EXTENSIVE FRONTAGE WITH FANTASTIC DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- MUSHROOM GREEN CONSERVATION AREA & SALTWELLS NATURE RESERVE CLOSE BY
- WONDERFULLY SITUATED WITHIN THIS HUGELY SOUGHT AFTER RESIDENTIAL LOCATION
- LUXURY GROUND FLOOR SHOWER ROOM
- SUPERB & INCREDIBLY SPACIOUS CONSERVATORY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION WITHIN CLOSE PROXIMITY



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