



Taylors

Charles Road, QUARRY BANK, Brierley Hill.

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This VERY WELL PRESENTED, SUPERBLY PROPORTIONED & COMPREHENSIVELY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is delightfully located within this DESIRABLE & SOUGHT AFTER area of Quarry Bank, which is very well placed for an EXCELLENT RANGE of POPULAR SCHOOLING, local amenities (Such as Quarry Bank High Street & Merry Hill Shopping Complex) & transportation links (such as Cradley Heath Train Station) together with having Saltwells Nature Reserve within walking distance. This INCREDIBLY SPACIOUS & SUPERBLY MAINTAINED PROPERTY is IDEALLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore encompasses a LARGE & THOUGHTFULLY EXTENDED arrangement of accommodation, of which must be viewed at the EARLIEST AVAILABLE OPPORTUNITY if to be fully appreciated. This FANTASTIC FAMILY HOME.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Pleasant Sitting Room - 5m x 3.3m (16'4" x 10'9")

(measurements taken at widest available points)

Well Fitted Kitchen - 3.2m x 2.3m (10'5" x 7'6")

(measurements taken at widest available points)

Separate Dining Room - 3.3m x 2.6m (10'9" x 8'6")

(measurements taken at widest available points)

Large Utility - 5.1m x 1.6m (16'8" x 5'2")

FIRST FLOOR

Landing

Bedroom 1 - 4.1m x 3m (13'5" x 9'10")

(measurements taken at widest available points)

Bedroom 2 - 3.1m x 3.1m (10'2" x 10'2")

(measurements taken at widest available points)

Bedroom 3 - 8.3m x 5.1m (27'2" x 16'8")

Modern House Bathroom - 1.8m x 1.6m (5'10" x 5'2")

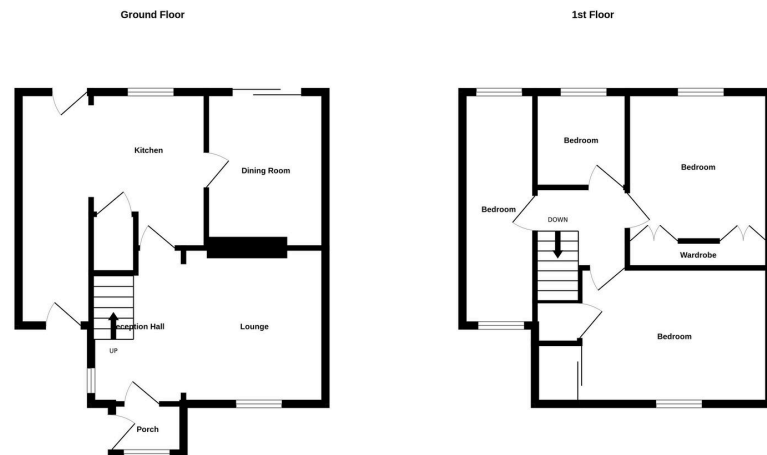
OUTSIDE

Block Paved Driveway

Lovely Rear Garden with Useful Outbuildings

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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 chance of yearly flooding. Tenure: Freehold.

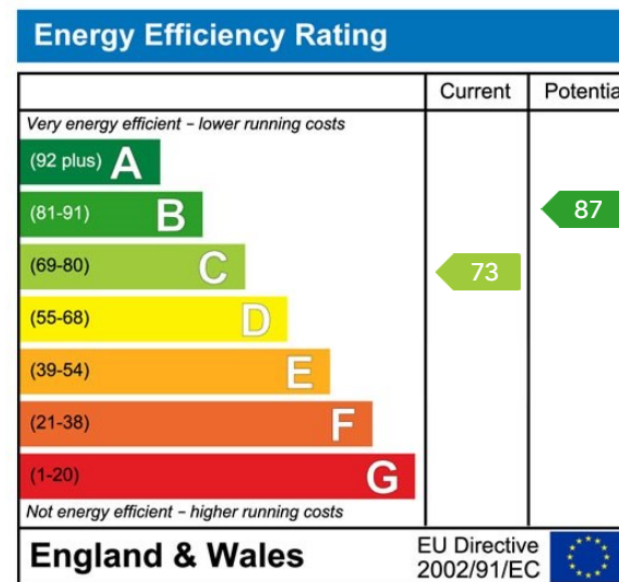




Measurements are approximate. Not to scale. Illustrative purposes only.
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- VERY WELL PRESENTED, SUPERBLY PROPORTIONED & COMPREHENSIVELY EXTENDED
- WELL FITTED KITCHEN & LARGE UTILITY AREA
- IMPRESSIVE BLOCK PAVED DRIVEWAY
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- MODERN HOUSE BATHROOM
- THREE LARGE FIRST FLOOR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- IDEAL FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EARLY VIEWING ADVISED



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.