



Taylors

Brick Kiln Street, QUARRY BANK

2 1 1



This VERY WELL PROPORTIONED & EXTREMELY DECEPTIVE, VICTORIAN STYLE, TWO BEDROOM, MID-TERRACE HOME enjoys a lovely position within this RATHER POPULAR RESIDENTIAL LOCATION and offers a SPACIOUS & CHARMING LAYOUT of accommodation, of which is perfectly suited for FIRST TIME BUYERS or YOUNG FAMILIES looking to get onto the property ladder. An early viewing is advised to appreciate this WELL ARRANGED PROPERTY which has a fantastic range of amenities & transport links (Such as Merry Hill Shopping Complex & Cradley Heath Train Station) close by and being for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

GROUND FLOOR

Spacious Lounge with Dining Area - 8.3m x 3.5m (27'2" x 11'5")

(Measurements taken at widest available points)

Modern Well Fitted Kitchen - 3.9m x 1.8m (12'9" x 5'10")

Rear Lobby

House Bathroom

FIRST FLOOR

Landing

Bedroom 1 - 3.5m x 3.4m (11'5" x 11'1")

(Measurements taken at widest available points)

Bedroom 2 - 3.6m x 3m (11'9" x 9'10")

(Measurements taken at widest available points)

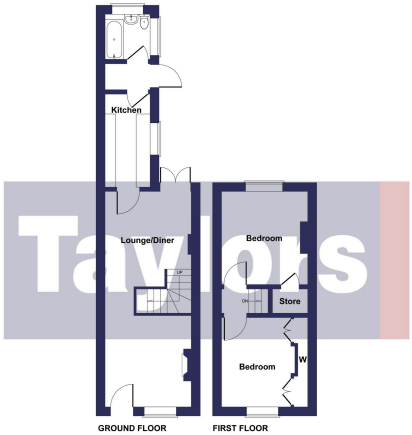
OUTSIDE

Astro Turf Rear Garden

EPC: D. Council Tax Band: A. 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 chance of yearly flooding. Tenure: Freehold.



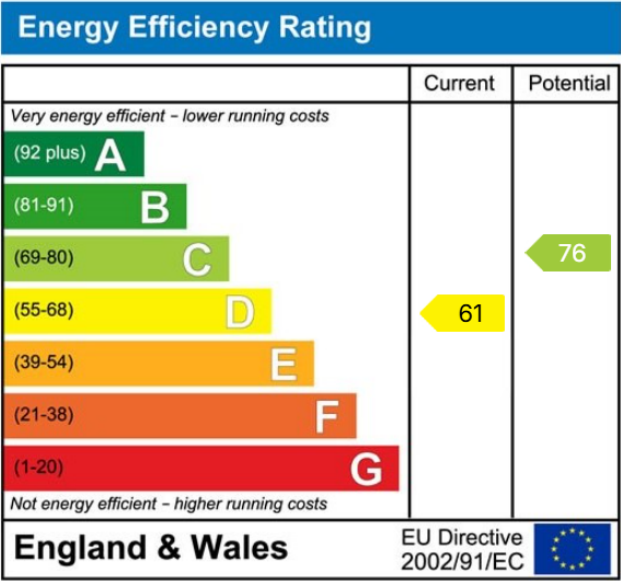
Brick Kiln Street, Quarry Bank, DY5 2AP



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- EXTREMELY DECEPTIVE, VICTORIAN STYLE, MID-TERRACE HOME
- MODERN WELL FITTED KITCHEN
- NO UPWARD CHAIN
- TWO DOUBLE FIRST FLOOR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- IDEAL FOR FIRST TIME BUYERS
- ASTUTE BUY-TO-LET INVESTMENT
- EARLY VIEWING ADVISED
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- DOUBLE GLAZING & GAS CENTRAL HEATING



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.