



Taylors

Montgomery Crescent, QUARRY BANK, Brierley Hill.

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This INCREDIBLY SPACIOUS & THOUGHTFULLY EXTENDED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has WONDERFUL DISTANT REAR VIEWS and an EXCELLENT RANGE of POPULAR SCHOOLING, TRANSPORT LINKS (Such as Cradley Heath Train Station) and LOCAL AMENITIES (Such as Merry Hill Shopping Complex, Quarry Bank High Street & Stevens Park) close by. This GOOD SIZED PROPERTY is ideally suited for FIRST TIME BUYERS or YOUNG FAMILIES, and furthermore encompasses a MOST APPEALING & DECEPTIVELY LARGE layout of accommodation, which has GREAT POTENTIAL.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Spacious Sitting Room - 3.8m x 3.9m (12'5" x 12'9")

Kitchen / Diner - 3.2m x 5m (10'5" x 16'4")

Side Lobby

Utility / Laundry - 3m x 2.4m (9'10" x 7'10")

Wet Room - 2.2m x 2.4m (7'2" x 7'10")

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 4.5m (12'1" x 14'9")

Bedroom 2 - 3.8m x 3.2m (12'5" x 10'5")

Bedroom 3 - 3.1m x 2.3m (10'2" x 7'6")

Modern Bathroom - 1.9m x 1.6m (6'2" x 5'2")

(measurements taken at widest available points)

OUTSIDE

Driveway

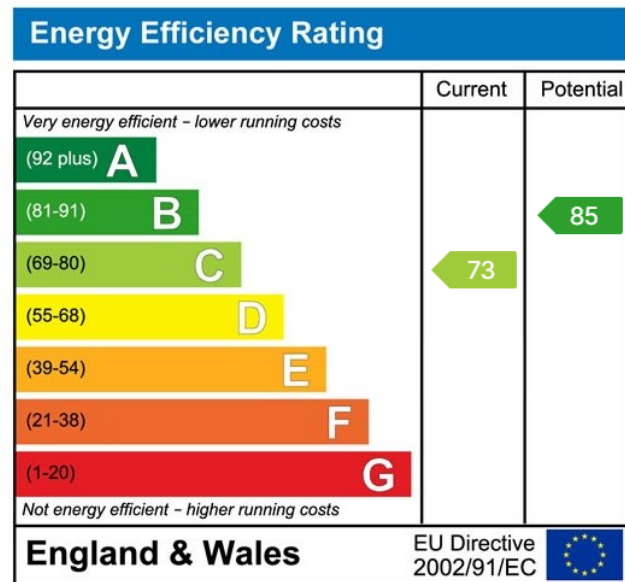
Rear Garden

EPC: C. 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 of yearly flooding. Tenure: Freehold.





- INCREDIBLY SPACIOUS & THOUGHTFULLY EXTENDED, TRADITIONAL STYLE
- HUGE POTENTIAL
- MODERN FIRST FLOOR BATHROOM & GROUND FLOOR WET ROOM
- WONDERFUL DISTANT REAR VIEWS
- STEVENS PARK WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- THREE LARGE FIRST FLOOR BEDROOMS
- GAS CENTRAL HEATING
- CRADLEY HEATH TRAIN STATION & MERRY HILL SHOPPING COMPLEX CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS



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