



**Taylors**



James Dee Close, QUARRY BANK, Brierley Hill.

3 1 2





This MOST APPEALING & THOUGHTFULLY EXTENDED, WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this POPULAR & ADMIRE CLOSE, which has an OUTSTANDING RANGE of LOCAL AMENITIES (Such as Merry Hill Shopping Complex & Saltwells Nature Reserve), Transport Links (I.e - Cradley Heath Train Station) & DESIRABLE SCHOOLING close by, together with having LOVELY DISTANT VIEWS to the front. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN and combined with being IDEALLY SUITED for GROWING FAMILIES or FIRST TIME BUYERS.

## ROOM DIMENSIONS

### GROUND FLOOR

**Reception Hall** - 2.1m x 3.3m (6'10" x 10'9")

(measurements taken at widest available points)

**Sitting Room** - 5.1m x 2.8m (16'8" x 9'2")

(measurements taken at widest available points)

**Dining Room** - 2.4m x 2.6m (7'10" x 8'6")

(measurements taken at widest available points)

**Kitchen** - 1.9m x 4m (6'2" x 13'1")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 4m x 2.9m (13'1" x 9'6")

(measurements taken at widest available points)

**Bedroom 2** - 2.6m x 3.6m (8'6" x 11'9")

(measurements taken at widest available points)

**Bedroom 3** - 1.9m x 3.2m (6'2" x 10'5")

(measurements taken at widest available points)

#### House Shower Room

### OUTSIDE

#### Driveway

#### Garage

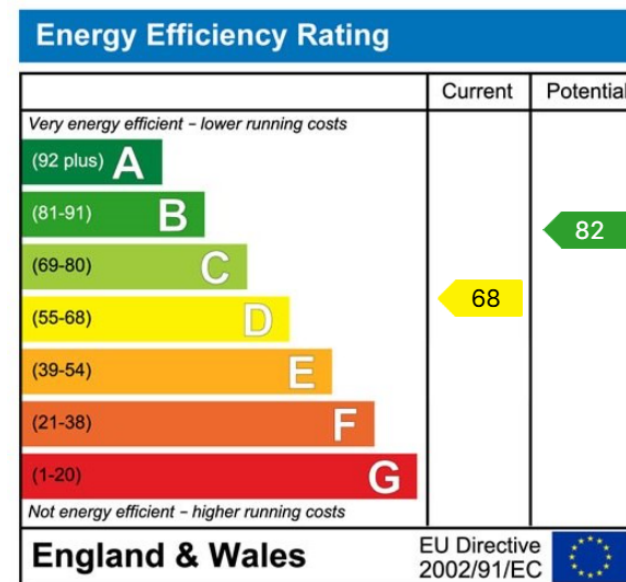
#### Rear Garden

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





- MOST APPEALING & THOUGHTFULLY EXTENDED, WELL PROPORTIONED
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- LOVELY DISTANT VIEWS TO THE FRONT
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- ATTRACTIVE SITTING ROOM WITH EXTENDED DINING ROOM AREA
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- CRADLEY HEATH TRAIN STATION WITH CLOSE PROXIMITY
- DRIVEWAY & GARAGE



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