



Taylors

Evers Street, QUARRY BANK, Brierley Hill.

2 1 1



This VERY WELL PROPORTIONED & EXTREMELY DECEPTIVE, MOST APPEALING, TWO BEDROOM, SEMI-DETACHED BUNGALOW RESIDENCE is BEAUTIFULLY situated within this POPULAR residential location, which has LOVELY FRONTAL VIEWS over Saltwells Nature Reserve, combined with having QUARRY BANK HIGH STREET together with an extensive range of TRANSPORT LINKS (Such as Cradley Heath Train Station) & LOCAL AMENITIES (Such as Merry Hill Shopping Complex) close by. This VERY WELL ARRANGED BUNGALOW is for sale with NO UPWARD CHAIN and together with being PERFECTLY SUITED for those wishing to downsize, in brief comprises: Modern Well Fitted Kitchen, Pleasant Lounge, Two Well Proportioned Bedrooms & Well Appointed Shower Room. Furthermore with Good Sized Driveway, Gas Central Heating, Timber Windows and Good Sized / Secluded Side & Rear Garden. Tenure: Freehold.

ROOM DIMENSIONS

Attractive Well Fitted Kitchen - 3.1m x 2m (10'2" x 6'6")

(Measurements taken at widest available points)

Lounge - 4m x 3.4m (13'1" x 11'1")

(Measurements taken at widest available points)

Inner Hall

Bedroom 1 - 3.5m x 2.6m (11'5" x 8'6")

Bedroom 2 - 2.9m x 1.9m (9'6" x 6'2")

Modern Shower Room - 2.3m x 1.8m (7'6" x 5'10")

(Measurements taken at widest available points)

OUTSIDE

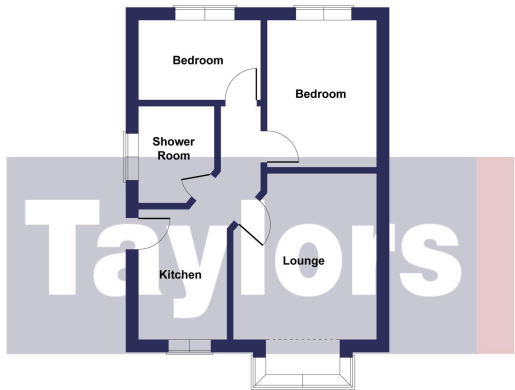
Driveway

Good Sized Side & Rear Gardens

EPC: D. Council Tax Band: B. 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.



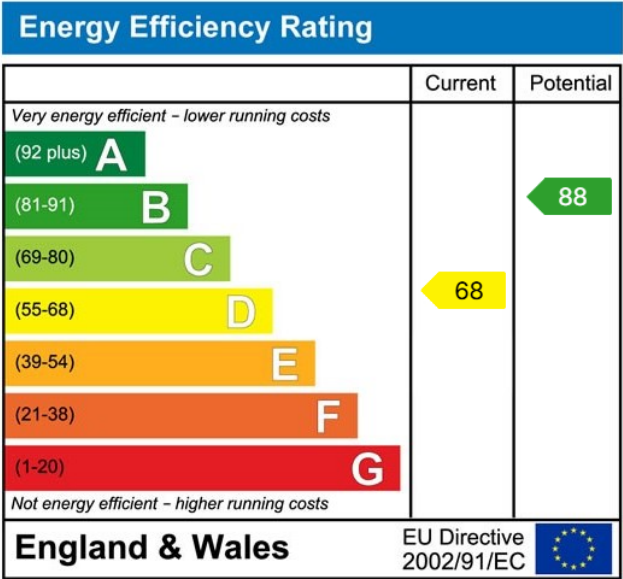
Evers Street, Quarry Bank, DY5 2AR



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- VERY WELL PROPORTIONED & EXTREMELY DECEPTIVE, MOST APPEALING
- LOVELY SETTING WITH THIS POPULAR RESIDENTIAL LOCATION
- TWO WELL PROPORTIONED BEDROOMS
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- MERRY HILL SHOPPING COMPLEX & QUARRY BANK HIGH STREET CLOSE BY
- NO UPWARD CHAIN
- VIEWS OVERLOOKING SALTWELLS NATURE RESERVE
- MODERN WELL APPOINTED SHOWER ROOM
- ATTRACTIVE WELL FITTED KITCHEN
- GOOD SIZED SIDE & REAR GARDENS



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.