



Taylors

Charles Road, QUARRY BANK, Brierley Hill.

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This THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompasses a VERY WELL PROPORTIONED & GOOD SIZED layout of accommodation with DOUBLE GLAZING. This DECEPTIVELY SPACIOUS PROPERTY is IDEALLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder and together with having MERRY HILL SHOPPING COMPLEX, CRADLEY HEATH TRAIN STATION & QUARRY BANK HIGH STREET close by, in brief comprises: Reception Hall, Lounge, Large Rear Sitting Room / Further Reception Room, Spacious Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Block Paved Driveway which provides OFF ROAD PARKING & WONDERFUL REAR GARDEN.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Lounge - 3.2m x 3.1m (10'5" x 10'2")

(Measurements taken at widest available points)

Spacious Rear Sitting Room / Further Reception Room - 5m x 3.7m (16'4" x 12'1")

(Measurements taken at widest available points)

Good Sized Kitchen - 6.4m x 1.9m (20'11" x 6'2")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 5m x 3m (16'4" x 9'10")

(Measurements taken at widest available points)

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

(Measurements taken at widest available points)

Bathroom

OUTSIDE

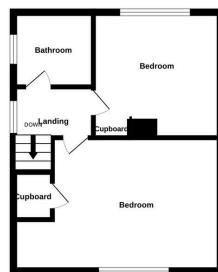
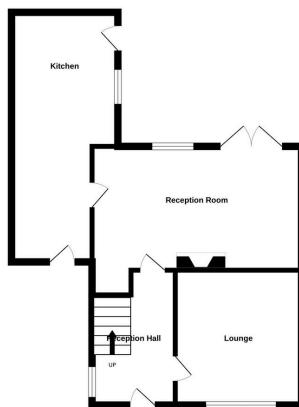
Block Paved Driveway

Wonderful Rear Garden

EPC: D. Council Tax Band: A. Mains Electrical, Drainage & Water services are connected (No Gas Central heating). 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.

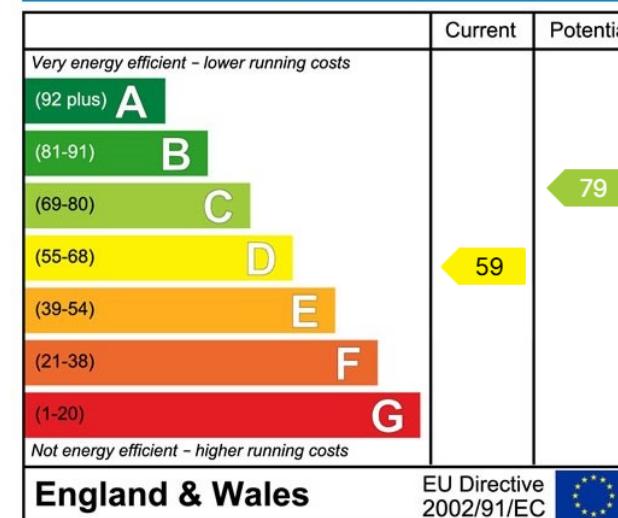




- FANTASTIC POTENTIAL
- TWO SPACIOUS RECEPTION ROOMS
- TWO LARGE FIRST FLOOR BEDROOMS
- BLOCK PAVED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYERS
- WONDERFUL REAR GARDEN
- QUARRY BANK HIGH STREET WITHIN CLOSE PROXIMITY
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE



Energy Efficiency Rating



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.