



**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

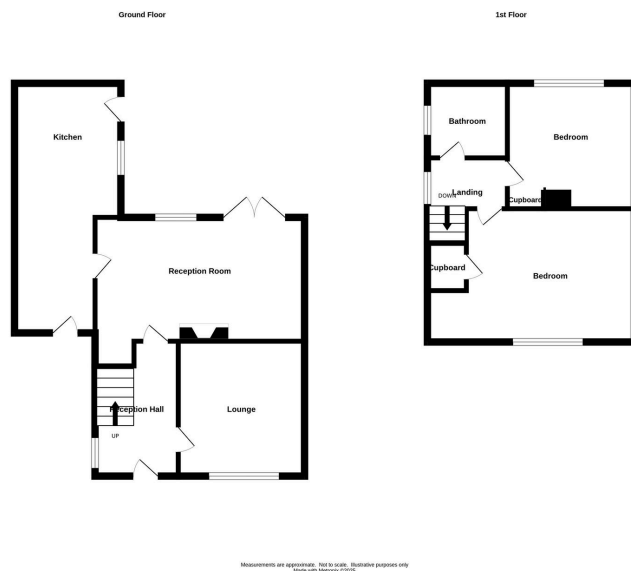
#### Block Paved Driveway

#### Wonderful Rear Garden

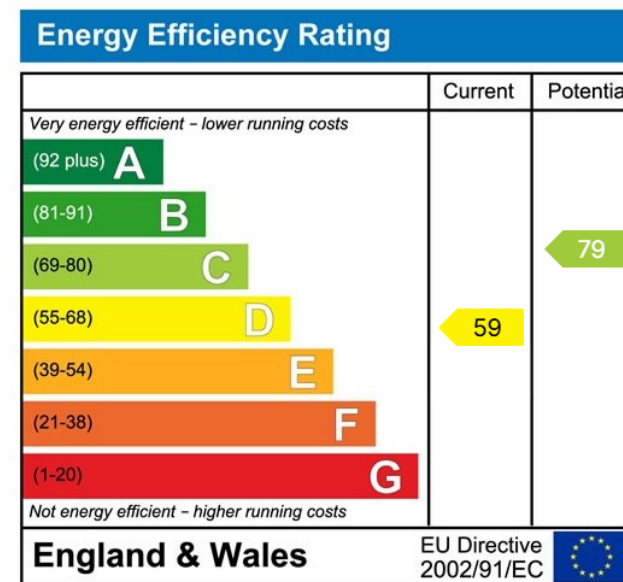
EPC: D. Council Tax Band: A. Mains Electrical, Drainage & Water services are connected (No Gas Central heating). Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property 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 LARGE FIRST FLOOR BEDROOMS
- DOUBLE GLAZING
- WONDERFUL REAR GARDEN
- QUARRY BANK HIGH STREET WITHIN CLOSE PROXIMITY
- TWO SPACIOUS RECEPTION ROOMS
- BLOCK PAVED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE



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