



Taylors

Lawnsdown Road, QUARRY BANK, Brierley Hill, DY5 2EW

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This VERY WELL PROPORTIONED & MOST APPEALING, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION of Quarry Bank, which has STEVENS PARK, Merry Hill Shopping Complex and Cradley Heath Train Station close by, and furthermore encompasses a DECEPTIVELY SPACIOUS layout of accommodation, which even though now requires some cosmetic improvements and Modernisation, affords HUGE POTENTIAL to create a WONDERFUL FAMILY HOME. An EARLY VIEWING is ESSENTIAL if appreciate the POTENTIAL of the accommodation on offer, which together with being for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Lounge Diner - 5.6m x 3.7m (18'4" x 12'1")

(Measurements taken at widest available points)

Fitted Kitchen - 3.5m x 3.1m (11'5" x 10'2")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.6m x 3m (11'9" x 9'10")

(Measurements taken at widest available points)

Bedroom 2 - 3.6m x 2.5m (11'9" x 8'2")

(Measurements taken at widest available points)

Bedroom 3 - 2.1m x 2.1m (6'10" x 6'10")

House Bathroom - 2.1m x 1.7m (6'10" x 5'6")

(Measurements taken at widest available points)

OUTSIDE

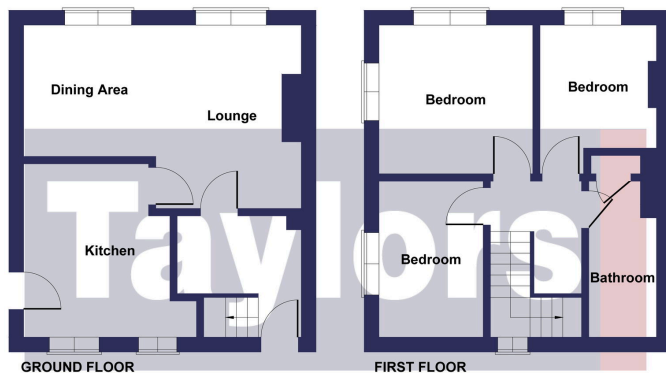
Lawned Fore Garden

Large Rear Garden

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 of yearly flooding. Tenure: Freehold.



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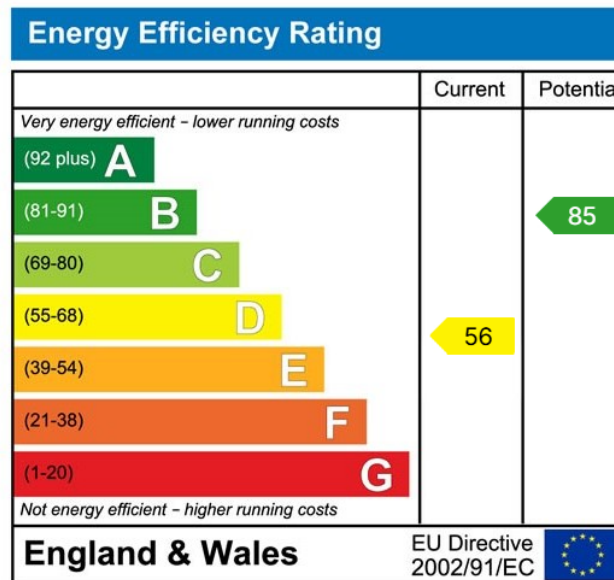


FOR GUIDE PURPOSES ONLY:

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- VERY WELL PROPORTIONED & MOST APPEALING, SEMI-DETACHED RESIDENCE
- THREE BEDROOMS
- NO UPWARD CHAIN
- HUGE POTENTIAL
- POPULAR RESIDENTIAL LOCATION
- STEVENS PARK WITHIN WALKING DISTANCE
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- IN NEED OF MODERNISATION
- EARLY VIEWING ESSENTIAL
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES



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.