



Taylors

Charles Road, QUARRY BANK, Brierley Hill, DY5 1AF

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This STYLISHLY APPOINTED & BEAUTIFULLY IMPROVED, THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED HOME enjoys a SECLUDED & LOVELY POSITION within this SOUGHT AFTER residential location, which has MERRY HILL SHOPPING CENTRE & CRADLEY HEATH TRAIN STATION CLOSE BY, combined with having both QUARRY BANK HIGH STREET and an excellent range of POPULAR SCHOOLING within walking distance. An early viewing is ESSENTIAL to appreciate this WELL PROPORTIONED & DECEPTIVELY SPACIOUS PROPERTY, which together with being ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Stylish Sitting Room - 5m x 3.3m (16'4" x 10'9")

(Measurements taken at widest available points)

Stunning Well Fitted Dining Kitchen - 5m x 3.2m (16'4" x 10'5")

(Measurements taken at widest available points)

Dining Space - 3.7m x 2.2m (12'1" x 7'2")

FIRST FLOOR

Landing

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

(Measurements taken at widest available points)

Bedroom 2 - 3m x 2.9m (9'10" x 9'6")

(Measurements taken at widest available points)

Bedroom 3 - 2.5m x 2m (8'2" x 6'6")

(Measurements taken at widest available points)

Modern Well Appointed Shower Room - 1.8m x 1.7m (5'10" x 5'6")

OUTSIDE

Driveway

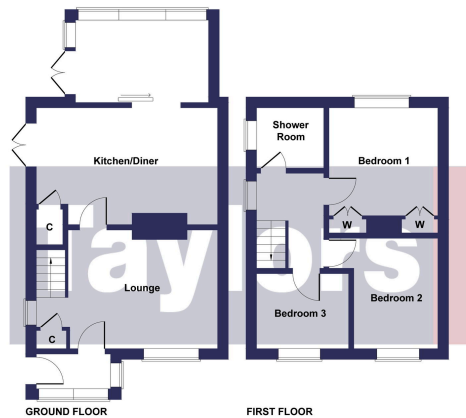
Lovely Well Landscaped Rear Garden

Variety of useful Sheds & Outbuildings (Including External Office Space)

EPC: D. Council Tax Band: A. 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.

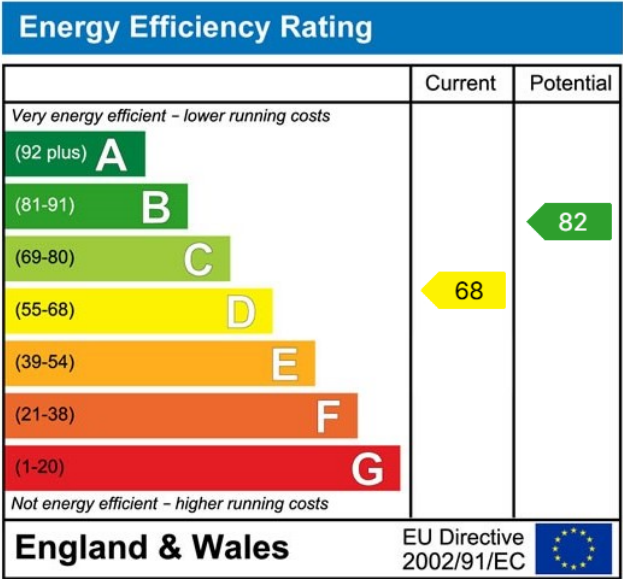


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- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- STUNNING WELL FITTED DINING KITCHEN
- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- QUARRY BANK HIGH STREET & GOOD RANGE OF POPULAR SCHOOLS WITHIN WALKING DISTANCE
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- EARLY VIEWING ESSENTIAL
- STYLISHLY APPOINTED & BEAUTIFULLY IMPROVED, THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, SEMI-DETACHED HOME
- LOVELY WELL LANDSCAPED REAR GARDEN WITH ASTRO TURF LAWN



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