



Taylors

Park Road, Quarry Bank, Brierley Hill, DY5 2DF

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This STUNNING, VASTLY EXTENDED & TREMENDOUSLY SPACIOUS, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is beautifully situated within this DESIRABLE Residential Location, which has STEVENS PARK within walking distance, and furthermore encompasses a VERY WELL PRESENTED & THOUGHTFULLY ENLARGED layout of accommodation, of which is perfectly suited for GROWING FAMILIES. This WONDERFUL FAMILY HOME has an OUTSTANDING Range of Local Amenities (such as Quarry Bank High Street & Merry Hill Shopping Complex), POPULAR SCHOOLING & Transport Links (Such as Cradley Heath Train Station) close by, and together with requiring an EARLY INTERNAL INSPECTION to be fully appreciated.

ROOM DIMENSIONS

GROUND FLOOR

Impressive Reception Hall

Office / Study - 1.4m x 2.4m (4'7" x 7'10")

Guests Cloakroom / W.C

Attractive Bay Fronted Lounge with Feature Log Burning Fireplace - 3.8m x 3.3m (12'5" x 10'9")

Modern Well Fitted Kitchen - 2.6m x 3m (8'6" x 9'10")

Spacious Dining Room - 4.2m x 3.3m (13'9" x 10'9")

Spacious Conservatory / Garden Room - 3.9m x 3m (12'9" x 9'10")

Utility Room - 1.9m x 2.2m (6'2" x 7'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.3m x 2.9m (10'9" x 9'6")

Bedroom 2 - 3.5m x 2.7m (11'5" x 8'10")

Bedroom 3 - 2.7m x 2.6m (8'10" x 8'6")

Luxury Re-Appointed Four Piece Bathroom - 2.6m x 3.5m (8'6" x 11'5")

(Measurements taken at widest available points)

OUTSIDE

Driveway

Garage

Gym

Lovely Rear Garden

EPC: D. Council Tax Band: C. 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 Low - very low risk of yearly flooding. Tenure: Freehold.



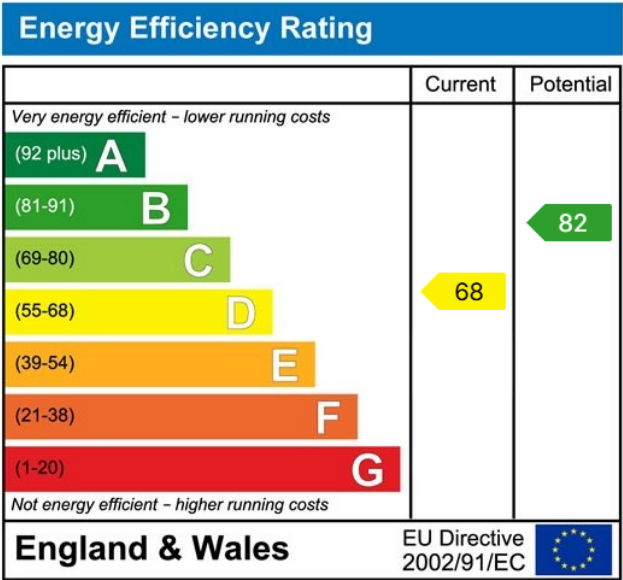
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- STUNNING, VASTLY EXTENDED & TREMENDOUSLY SPACIOUS
- MODERN WELL FITTED KITCHEN WITH SPACIOUS DINING AREA
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- THREE LARGE FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- STEVENS PARK WITHIN WALKING DISTANCE
- MERRY HILL SHOPPING COMPLEX & QUARRY BANK HIGH STREET CLOSE BY
- GARAGE & GYM (LOCATED TO THE REAR OF A FANTASTIC GARDEN)
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- ATTRACTIVE BAY FRONTED SITTING ROOM WITH FEATURE LOG BURNING FIREPLACE



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