



**Taylors**



# Sherwood Drive, Quarry Bank, Brierley Hill, DY5 1UW

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This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, DETACHED RESIDENCE is superbly situated within this DESIRABLE & POPULAR RESIDENTIAL LOCATION, which has Merry Hill Shopping Complex & Saltwells Nature Reserve within walking distance and furthermore encompasses a GOOD SIZED & MOST APPEALING layout of accommodation, of which is ideally suited for FAMILIES or the more discerning FIRST TIME BUYERS. This THOUGHTFULLY ENLARGED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with having a FANTASTIC RANGE of POPULAR SCHOOLING close by, in brief comprises: Spacious Sitting Room being OPEN PLAN to a Lovely Dining Area, Delightful Conservatory, Well Fitted Kitchen, Landing, Three Large First Floor Bedrooms & House Bathroom with Separate W.C. Furthermore with Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Garage, Double Glazing, Gas Central Heating & Well Maintained Rear Garden. NO UPWARD CHAIN!

## ROOM DIMENSIONS

### GROUND FLOOR

**Large Sitting Room** - 4.97m x 2.9m (16'3" x 9'6")

(Measurements taken at widest available points)

**Dining Area** - 2.99m x 2.68m (9'9" x 8'9")

**Well Fitted Kitchen** - 3.27m x 2.68m (10'8" x 8'9")

**Conservatory** - 3.18m x 2.52m (10'5" x 8'3")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.89m x 3.08m (12'9" x 10'1")

**Bedroom 2** - 3.22m x 2.9m (10'6" x 9'6")

**Bedroom 3** - 3.09m x 2.77m (10'1" x 9'1")

(Measurements taken at widest available points)

#### House Bathroom

#### Separate W.C

### OUTSIDE

#### Driveway

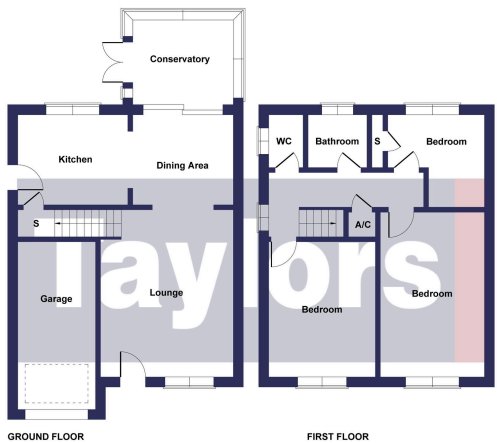
#### Fore Garden

#### Garage

#### Lovely Rear Garden

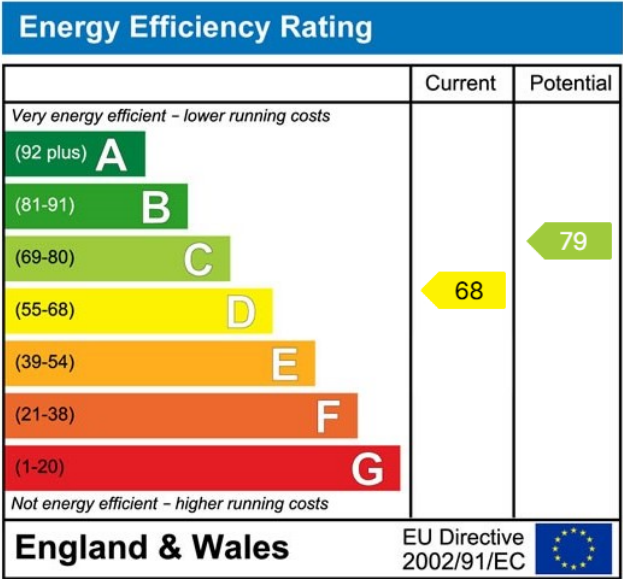
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





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- SOUGHT AFTER SCHOOLING CLOSE BY
- THREE LARGE FIRST FLOOR BEDROOMS
- CONSERVATORY
- POPULAR RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX & SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- NO UPWARD CHAIN
- LOVELY & WELL MAINTAINED REAR GARDEN
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- PERFECT FOR GROWING FAMILIES
- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, THOUGHTFULLY ENLARGED, DETACHED RESIDENCE



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