



Taylors

Birch Coppice, Quarry Bank, Brierley Hill, DY5 1AP

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This STUNNING, EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, THREE BEDROOM, DETACHED RESIDENCE is SUPERBLY SITUATED on a FANTASTIC CORNER PLOT POSITION within this EXTREMELY SOUGHT AFTER & ESTABLISHED Residential Location, and furthermore encompasses a WONDERFULLY EXTENDED & OPEN PLAN layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This IMPOSING PROPERTY is PERFECTLY SUITED for GROWING FAMILIES seeking a WONDERFUL & TREMENDOUSLY SPACIOUS FAMILY HOME within this desirable residential location, which together with having an OUTSTANDING range of SOUGHT AFTER SCHOOLING & Local Amenities (Such as Merry Hill Shopping Complex & Cradley Heath Train Station) close by, has Saltwells Nature Reserve within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which combined with being STYLISHLY DECORATED & IMMACULATELY MAINTAINED throughout.

ROOM DIMENSIONS

GROUND FLOOR

Impressive Reception Hall

Guests Cloakroom / W.C

Attractive Sitting Room - 4.4m x 3.7m (14'5" x 12'1")

Stunning Open Plan Kitchen / Living / Dining Space - 7.4m x 5m (24'3" x 16'4")

FIRST FLOOR

Landing

Bedroom 1 - 4.4m x 3.7m (14'5" x 12'1")

Bedroom 2 - 3.9m x 2.4m (12'9" x 7'10")

Bedroom 3 - 3.7m x 3m (12'1" x 9'10")

(Measurements taken at widest available points)

Modern House Bathroom - 2.1m x 1.8m (6'10" x 5'10")

(Measurements taken at widest available points)

OUTSIDE

Large Driveway

Garage

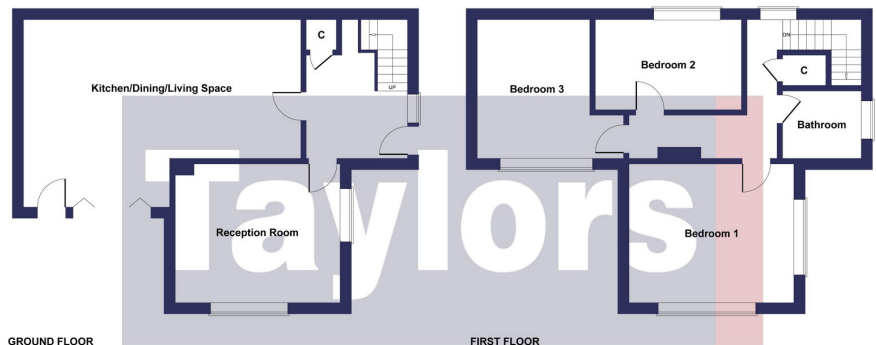
Owned Solar Panels

Extensive Gardens

EPC: C. Council Tax Band: D. 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.

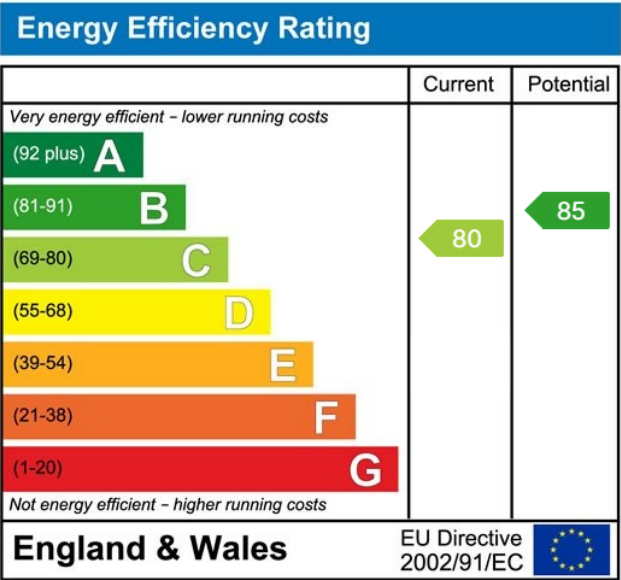


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- PERFECT FOR GROWING FAMILIES
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- FANTASTIC CORNER PLOT POSITION
- EXTENSIVE GATED DRIVEWAY & GARAGE
- STUNNING WELL FITTED KITCHEN BEING OPEN PLAN TO GORGEOUS LIVING & DINING AREAS
- THREE VERY LARGE FIRST FLOOR BEDROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- IMPOSING, EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, DETACHED RESIDENCE



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