



Taylors

Brandon Way, Quarry Bank, Brierley Hill, DY5 2JX

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This VERY WELL PROPORTIONED & WONDERFULLY EXTENDED, FOUR BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN, and is superbly situated on a GOOD SIZED PLOT within this SOUGHT AFTER & DESIRABLE Cul-Se-Sac, which has STEVENS PARK & MERRY HILL SHOPPING COMPLEX within walking distance. This DECEPTIVELY SPACIOUS & THOUGHTFULLY ENLARGED PROPERTY is perfectly suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and together with requiring an EARLY INTERNAL INSPECTION if to be fully appreciated, offers an EXTREMELY VERSATILE & MOST APPEALING layout of accommodation.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Dual Aspect Through Lounge with Dining Area - 7.31m x 3.39m (23'11" x 11'1")

Fitted Kitchen - 3.41m x 2.56m (11'2" x 8'4")

Side Hall

Useful Utility - 3.36m x 1.99m (11'0" x 6'6")

(Measurements taken at widest available points)

Modern Ground Floor Shower Room - 2.28m x 1.72m (7'5" x 5'7")

Ground Floor 4th Bedroom - 4.64m x 2.32m (15'2" x 7'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.72m x 3.41m (12'2" x 11'2")

Bedroom 2 - 3.38m x 2.81m (11'1" x 9'2")

Bedroom 3 - 2.51m x 1.97m (8'2" x 6'5")

Four Piece Suite House Bathroom - 2.56m x 1.96m (8'4" x 6'5")

(Measurements taken at widest available points)

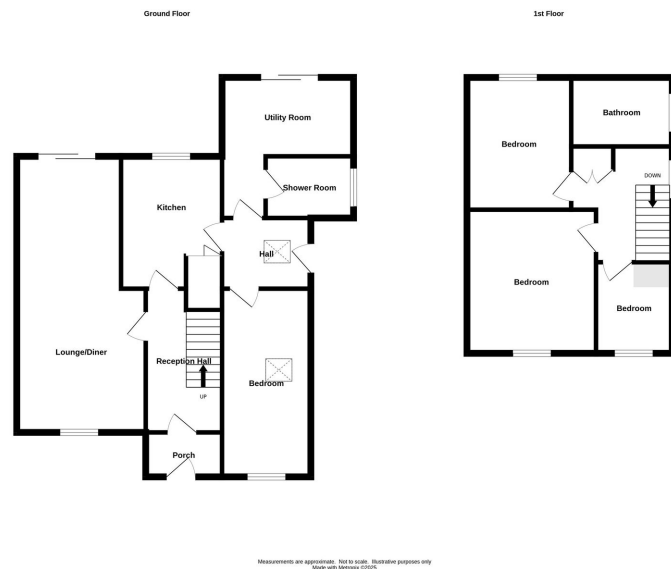
OUTSIDE

Extensive Driveway

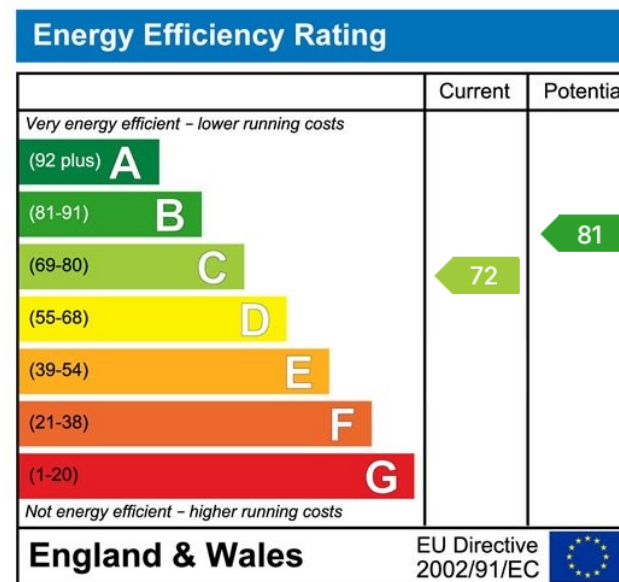
Secluded Rear Garden

EPC: C. 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.





- WELL PROPORTIONED & WONDERFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- PRINCIPLE FIRST FLOOR HOUSE BATHROOM & MODERN GROUND FLOOR SHOWER ROOM
- STEVENS PARK AND COFFEE SHOP WITHIN WALKING DISTANCE
- NO UPWARD CHAIN, NEUTRALLY- DECORATED PROPERTY, WITH DOUBLE-GLAZING AND GAS CENTRAL HEATING THROUGHOUT
- FOR GROWING FAMILIES & THE MORE DISCERNING FIRST TIME BUYERS
- FAMILY- FRIENDLY AREA, CLOSE TO A GOOD RANGE OF POPULAR SCHOOLS
- UNIQUE PROPERTY, SITUATED AT THE HEAD OF A QUIET, SOUGHT-AFTER CUL-DE-SAC
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- WONDERFUL PLOT WITH LARGE DRIVEWAY(for up to 4 vehicles) & GOOD SIZED SECLUDED REAR GARDEN WITH EXTERNAL ELECTRIC POINTS MERRY HILL SHOPPING COMPLEX CLOSE BY



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