



**Taylors**



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

Offers In Region Of £265,000

🛏 2 🚿 2 🛋 1





This HUGELY DISCTINCTIVE & RATHER IMPRESSIVE, INDIVIDUALLY DESIGNED & CONSTRUCTED, DETACHED RESIDENCE is superbly situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which has BEAUTIFUL REAR VIEWS towards Mushroom Green Conservation Area, and furthermore encompasses an INCREDIBLY DECEPTIVE & UNQUE layout of accommodation with HUGE CHARACTER & CHARM. This WONDERFUL PROPERTY offers a FANTASTIC OPPORTUNITY for GROWING FAMILIES to purchase this SPELDNID 'FOREVER' HOME, and together with having HUGE POTENTIAL to IMPROVE, ALTER & EXTEND (Subject to the usual planning permissions), is for sale with NO UPWARD CHAIN. An EARLY VIEWING is ESSENTIAL if to appreciate the POTENTIAL of the accommodation, which combined with having an EXCELLENT RANGE of LOCAL AMENITIES (Such as Merry Hill Shopping Complex), Popular Schooling & Regular Transport Links (Such as Cradley Heath Train Station) close by, in brief comprises: Entrance Porch, Reception Hallway, Large Bay Fronted Sitting Room with Spacious Dining Area, Fitted Kitchen, Side Vestibule, Ground Floor Wet Room, Landing, Two Very Good Sized Bedrooms & House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Wonderful Rear Garden with Well Maintained Lawn and FANTASTIC BASEMENT LEVEL with Useful Utility & LARGE GARAGE with GREAT POTENTIAL.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Porch

Reception Hall

Lounge Area - 3.55m x 3.29m (11'7" x 10'9")

Bay Fronted Dining Area - 4m x 3.61m (13'1" x 11'10")

Fitted Kitchen - 2.65m x 2.1m (8'8" x 6'10")

Side Vestibule

Ground Floor Wet Room

### FIRST FLOOR

Landing

Bedroom 1 - 5.6m x 3.33m (18'4" x 10'11")

Bedroom 2 - 3.61m x 3.31m (11'10" x 10'10")

House Bathroom - 2.66m x 2.13m (8'8" x 6'11")

### LOWER GROUND FLOOR / BASEMENT

Utility - 2.58m x 2.06m (8'5" x 6'9")

Large Garage - 7.91m x 3.68m (25'11" x 12'0")

### OUTSIDE

Extensive Driveway

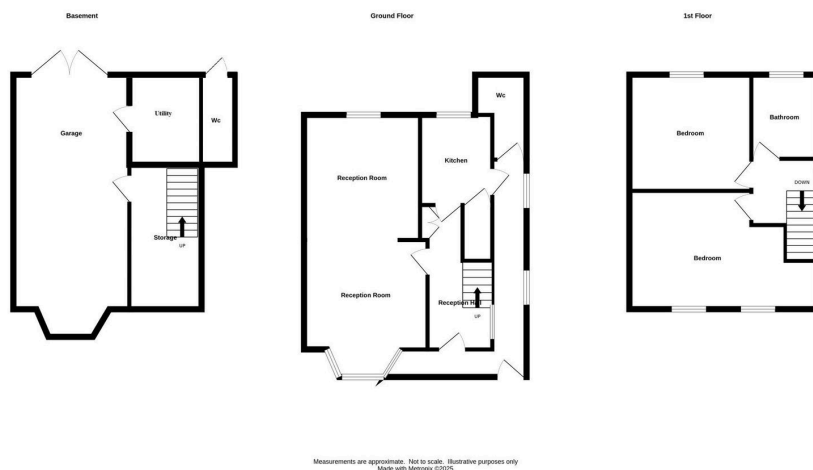
Wonderful Rear Garden

External W.C

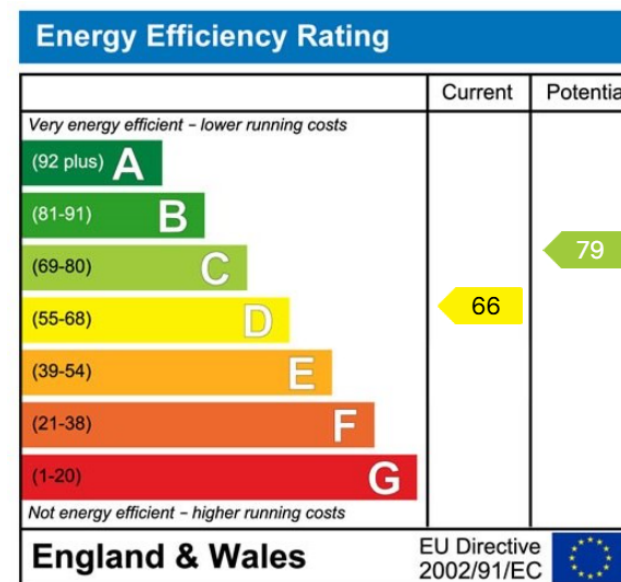
EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this







- HUGELY DISCTINCTIVE & RATHER IMPRESSIVE DETACHED RESIDENCE
- HUGE POTENTIAL TO EXTEND & TO CREATE A WONDERFUL FAMILY HOME
- STUNNING REAR VIEWS TOWARDS MUSHROOM GREEN CONSERVATION AREA
- SUPERB BASEMENT (LOWER GROUND FLOOR LEVEL) WITH UTILITY & LARGE GARAGE
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPWARD CHAIN
- FANTASTIC & LARGE REAR GARDENS
- EXTENSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING FOR NUMEROUS VEHICLES
- INREDIBLY SPACIOUS THROUGH LOUNGE WTH DINING AREA
- FANTASTIC RANGE OF LOCAL AMENITIES, POPULAR SCHOOLING & REGULAR TRANSPORT LINKS CLOSE BY



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.