



Taylors

Marion Close, Quarry Bank, Brierley Hill, DY5 1UN

Offers In Region Of £280,000

3 1 2



This BEAUTIFULLY PROPORTIONED & VERY WELL PRESENTED, THREE BEDROOM, LINK-DETACHED RESIDENCE is superbly situated towards the head of this LOVELY & DESIRABLE Close, located within the POPULAR AREA of Quarry Bank, and furthermore encompasses an IMMACULATELY MAINTAINED & DECEPTIVELY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. This MOST APPEALING PROPERTY is ATTRACTIVELY DECORATED throughout, and furthermore has a FANTASTIC RANGE of POPULAR SCHOOLING & LOCAL AMENITIES close by, together with having Merry Hill Shopping Complex & Saltwells Nature Reserve within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with being for sale with NO UPWARD CHAIN and being ideally suited for GROWING FAMILIES, in brief comprises: Entrance Hall, Stylishly Decorated & Spacious Sitting Room, Separate Dining Room, Modern Well Fitted Kitchen, Useful Utility Room, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Four Piece Suite House Bathroom. Furthermore with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Garage & Beautifully Landscaped Rear Garden with Astro Turf Lawn and Initial Decking & Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Stylish Sitting Room - 4.8m x 3.71m (15'8" x 12'2")

Separate Dining Room - 3.21m x 2.4m (10'6" x 7'10")

Modern Well Fitted Kitchen - 3.29m x 2.3m (10'9" x 7'6")

Utility - 2.3m x 2.06m (7'6" x 6'9")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.22m x 2.88m (10'6" x 9'5")

Bedroom 2 - 3.14m x 2.87m (10'3" x 9'4")

Bedroom 3 - 2.14m x 2.02m (7'0" x 6'7")

Luxury Four Piece Suite House Bathroom - 2.09m x 1.84m (6'10" x 6'0")

OUTSIDE

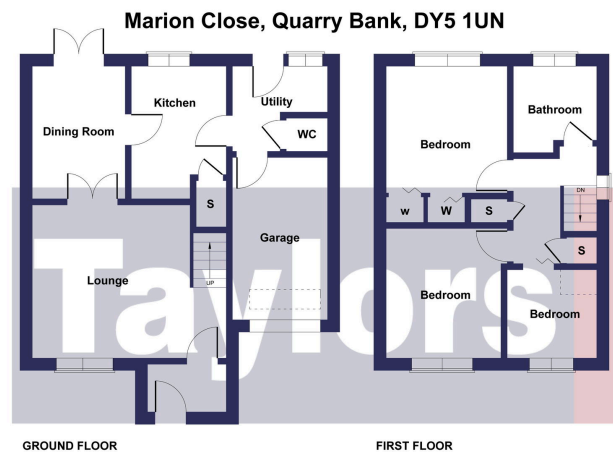
Impressive Driveway

Garage

Beautifully Landscaped 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.





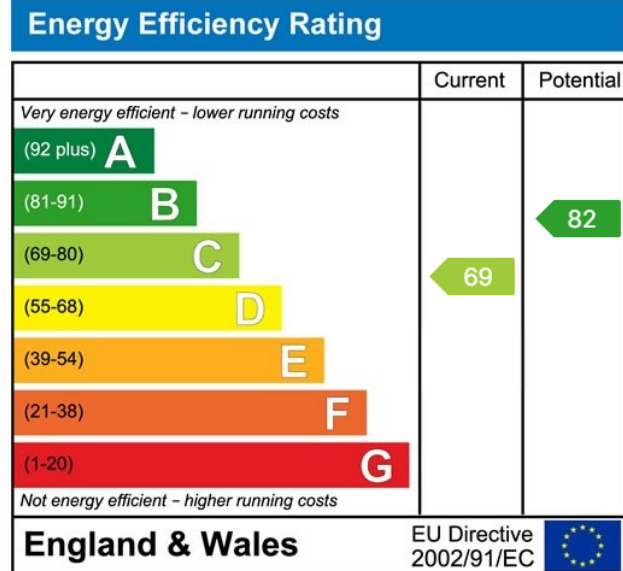
GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

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- BEAUTIFULLY PROPORTIONED & VERY WELL PRESENTED, LINK-DETACHED RESIDENCE
- MODERN WELL FITTED KITCHEN
- UTILITY ROOM & GUESTS CLOAKROOM / W.C
- SUPERBLY SITUATED TOWARDS THE HEAD OF THIS DESIRABLE CLOSE
- PERFECTLY SUITED FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- THREE NICELY DECORATED FIRST FLOOR BEDROOMS
- LUXURY FOUR PIECE SUITE HOUSE BATHROOM
- TWO SPACIOUS RECEPTION ROOMS
- NO UPWARD CHAIN
- MERRY HILL SHOPPING COMPLEX & A FANTASTIC RANGE OF POPULAR SCHOOLING CLOSE BY



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