



Taylors

Park Road, Quarry Bank, Brierley Hill, DY5 2DF

Offers In Region Of £270,000

3 1 2



A WONDERFULLY EXTENDED & BEAUTIFULLY PROPORTIONED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a INCREDIBLY SPACIOUS & CHARMING layout of accommodation with both Gas Central Heating & Double Glazing. This CHARACTERFUL & GOOD SIZED PROPERTY offers an EXCITING OPPOTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a FANTASTIC FAMILY HOME which is VERY WELL PRESENTED throughout and all together offers the IDEAL COMBINATION of modern living, spacious accommodation and a hugely POPULAR residential location. This SUPERB HOME is splendidly located within the EVER POPULAR AREA of QUARRY BANK and has an EXTENSIVE RANGE of POPULAR SCHOOLING, LOCAL AMENITIES (Such as Merry Hill Shopping Complex) & Regular Transport Links (Such as Cradley Heath Station) close by, together with having both Quarry Bank High Street & Stevens Park within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the standard & size of the accommodation on offer, which in brief comprises: Reception Hall, Attractive Bay Fronted Sitting Room, Stunning & Extended Well Fitted Kitchen with Integrated Appliances & Spacious Dining / Further Living Area, Landing, Three Well Proportioned First Floor Bedrooms & Enlarged Four Piece Suite House Bathroom. Furthermore, this LOVELY HOME is complemented with a Large Tarmac Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Garage (Currently Split into three separate compartments providing ample storage) and Attractive Rear Garden which is Secluded & has an Initial Decking Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 3.85m x 3.28m (12'7" x 10'9")

Stunning Well Fitted Kitchen with Dining / Further Living Area - 5.39m x 4.86m (17'8" x 15'11")

FIRST FLOOR

Landing

Bedroom 1 - 4.03m x 3.3m (13'2" x 10'9")

Bedroom 2 - 3.33m x 3.3m (10'11" x 10'9")

Bedroom 3 - 2.07m x 1.83m (6'9" x 6'0")

Extended Four Piece Suite Bathroom

OUTSIDE

Large Driveway

Garage (Sub-Divided into 3 Parts Providing Ample Storage)

Secluded & Good Sized 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.

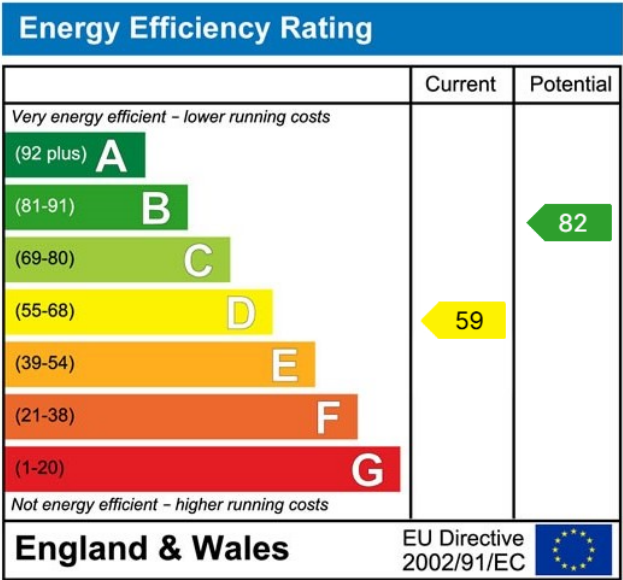


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- EXTENSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- SPACIOUS & EXTENDED FOUR PIECE SUITE BATHROOM
- WONDERFULLY EXTENDED, BAY FRONTED, SEMI-DETACHED RESIDENCE
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- STUNNING RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES & SPACIOUS DINING AREA
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STEVENS PARK & QUARRY BANK HIGH STREET WITHIN WALKING DISTANCE
- LARGE & SECLUDED REAR GARDEN
- FANTASTIC RANGE OF LOCAL AMENITIES & TRANSPORT LINKS CLOSE BY (SUCH AS CRADLEY HEATH TRAIN STATION & MERRY HILL SHOPPING COMPLEX)



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