



Taylors

Coppice Lane, Quarry Bank, Brierley Hill, DY5 1DA

Offers In Region Of £280,000

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A STUNNING, BEAUTIFULLY MODERNISED & COMPREHENSIVELY REFURBISHED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE superbly situated within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of LOCAL AMENITIES & REGULAR TRANSPORT LINKS close by, together with having Saltwells Nature Reserve within walking distance. This STYLISH BUNGALOW is ATTRACTIVELY PRESENTED & IMMACULATELY MAINTAINED throughout and furthermore offers a FANTASTIC OPPORTUNITY for those wishing to downsize to purchase a RECENTLY & GORGEOUSLY MODERNISED bungalow with a MOST APPEALING & VERY WELL PROPORTIONED Layout with both Double Glazing & Gas Central Heating. An early viewing is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hall, Stunning Well Fitted Kitchen, Attractive Sitting Room, Two Well Proportioned & Stylishly Decorated Bedrooms and Luxury Well Appointed Shower Room. Furthermore with Impressive Block Paved Driveway which provides ample off road parking and Beautifully Re-Landscaped & Secluded Rear Garden with Patio Area for External / Alfresco Dining.

ROOM DIMENSIONS

Reception Hall

Stunning Re-Fitted Kitchen - 3.83m x 2.31m (12'6" x 7'6")

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

Bedroom 1 - 3.38m x 3.07m (11'1" x 10'0")

Bedroom 2 - 3.4m x 2.36m (11'1" x 7'8")

Luxury Well Appointed Shower Room - 2.18m x 1.65m (7'1" x 5'4")

OUTSIDE

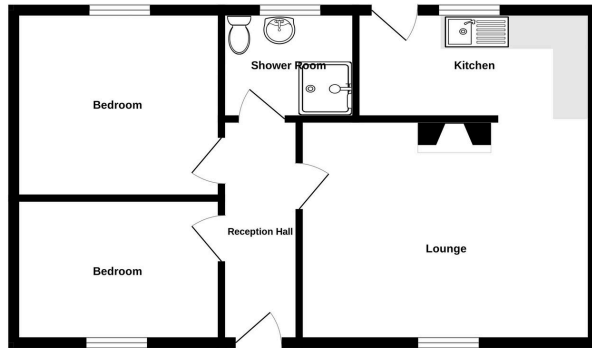
Impressive Block Paved Driveway

Beautifully Landscaped Rear Garden

Tenure: Freehold. 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).

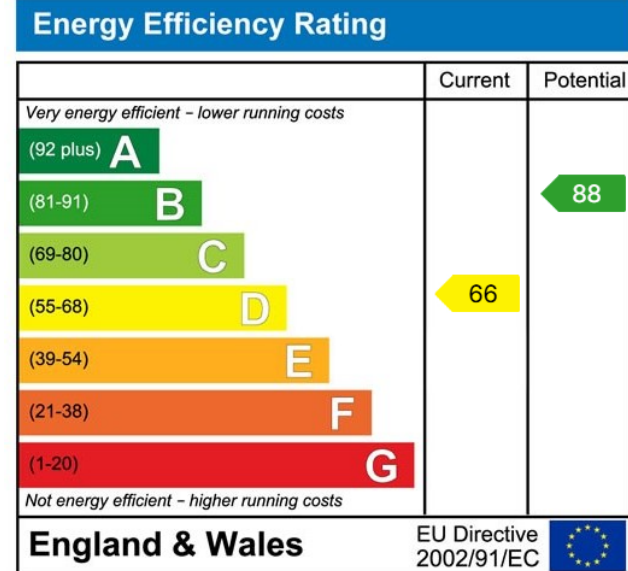


Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miteqna C2024

- BEAUTIFULLY LANDSCAPED & SECLUDED REAR GARDEN
- TWO WELL PROPORTIONED & STYLISHLY DECORATED BEDROOMS
- IMPRESSIVE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION
- STUNNING RE-FITTED KITCHEN
- LUXURY WELL APPOINTED SHOWER ROOM
- PERFECT FOR THOSE WISHING TO DOWNSIZE
- SALTWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- BEAUTIFULLY MODERNISED & COMPREHENSIVELY REFURBISHED, DETACHED BUNGALOW RESIDENCE



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.