



**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 (such as Merry Hill Shopping Complex & Quarry Bank High Street) & REGULAR TRANSPORT LINKS (such as Cradley Heath Train Station) 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")

(Measurements taken at widest available points)

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

(Measurements taken at widest available points)

**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

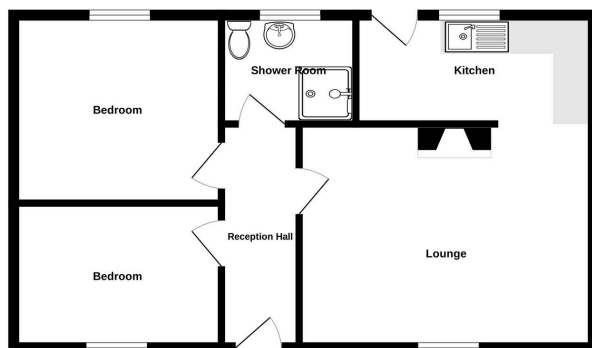
### Impressive Block Paved Driveway

### 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.  
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- 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 PRESENTED & COMPREHENSIVELY REFURBISHED, DETACHED BUNGALOW RESIDENCE



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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