



**Taylors**



Lawnsdown Road, Quarry Bank, Brierley Hill, DY5 2EW  
Offers In Region Of £215,000

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A VERY WELL ARRANGED & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING LAYOUT of accommodation with Internal Double Glazing & Gas Central Heating. This GOOD SIZED PROPERTY is NICELY PROPORTIONED THROUGHOUT and offers an EXCITING OPPOTUNITY for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS to get onto the property ladder & to purchase a WONDERFUL FAMILY HOME, which AFFORDS GREAT POTENTIAL, and all together offers the IDEAL COMBINATION of EXTENDED GROUND FLOOR accommodation, incredibly SPACIOUS FIRST FLOOR accommodation and a hugely convenient & desirable residential location. This LOVELY HOME is located within the POPULAR AREA of Quarry Bank, and furthermore has a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING, LOCAL AMENITIES (Such as Quarry Bank High Street) & Regular Transport Links (Such as Cradley Heath Train Station) close by, together with having STEVENS PARK within walking distance. The local & popular MERRY HILL SHOPPING complex is also within close proximity which is home to a Bowling Alley, Cinema and numerous shops, retailers, eateries & restaurants. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Extended Sitting Room with Dining Area, Spacious Dining Kitchen, Side Vestibule with Store Room, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Shower Room. Furthermore the property is for sale with NO UPWARD CHAIN and externally encompasses a Lawned Fore Garden, Further Paved / Pebbled Front Area (No Dropped Kerb), Garage (Located to the Rear) & Lovely Rear Garden with Well Maintained Lawn, Planted / Shrubbled Borders & Initial Patio Area for Alfresco Dining.

#### ROOM DIMENSIONS

#### GROUND FLOOR

Reception Hall

Extended Sitting Room with Dining Area - 6.38m x 3.45m (20'11" x 11'3")

Spacious Dining Kitchen - 5.91m x 2.84m (19'4" x 9'3")

Side Vestibule with Store Room

#### FIRST FLOOR

Landing

Bedroom 1 - 3.69m x 2.96m (12'1" x 9'8")

Bedroom 2 - 3.76m x 2.61m (12'4" x 8'6")

Bedroom 3 - 2.14m x 2.04m (7'0" x 6'8")

Modern Well Appointed Shower Room - 2.67m x 1.68m (8'9" x 5'6")

#### OUTSIDE

Lawned Fore Garden & Further Paved / Pebbled Frontage Area (No Dropped Kerb)

Lovely & Secluded Rear Garden

Garage (Located to the Rear)

EPC: C. Council Tax Band: B. 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.



## Lawnsdown Road, Quarry Bank, DY5 2EW



GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- STEVENS PARK WITHIN WALKING DISTANCE
- GARAGE TO THE REAR
- NO UPWARD CHAIN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- LOVELY REAR GARDEN ASPECT



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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