



44 MAUGHAN STREET,
QUARRY BANK, BRIERLEY HILL DY5 2DL

Taylors



44 MAUGHAN STREET, QUARRY BANK, BRIERLEY HILL DY5 2DL



This **BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, THREE / FOUR BEDROOM, PERIOD STYLE HOME** oozes **CHARACTER & CHARM** and benefits from a **FULL WIDTH REAR EXTENSION** which creates a **TREMENDOUSLY SPACIOUS** layout of accommodation, of which is perfectly suited for **FIRST TIME BUYERS & YOUNG FAMILIES**. Beautifully situated within this **EXTREMELY POPULAR & sought after residential location** which has a lovely range of amenities close by, along with having **QUARRY BANK HIGH STREET & CRADLEY HEATH TRAIN STATION** not too far away, an early viewing is **ESSENTIAL** to appreciate the accommodation on offer which in brief comprises: **Porch, Reception Hall, Pleasant Sitting Room, STUNNING RE-FITTED BREAKFAST KITCHEN, Modern White Suite Bathroom, Further Ground Floor Reception Room (Currently used as a Fourth Bedroom), Three Further First Floor Bedrooms, Driveway Providing Off Road Parking & Good Sized Cottage Style Rear Garden. EPC: D**

In further detail the accommodation is seen to comprise;

GROUND FLOOR

A double glazed door provides an approach to the;

PORCH

With double glazed windows forming a surround and ensuring a sheltered approach to a further door which opens to the;

RECEPTION HALL

With stairs which lead off and gently rise to the first floor accommodation, two ceiling light points, two central heating radiators and with a door which opens to the side and therefore rear garden, there are also further doors which lead off to;

SPACIOUS REAR LIVING ROOM 18' 1" x 10' 10" (when measured at widest points)

With a double glazed window to the rear; ceiling light point, central heating radiator and providing ample space for sitting room furniture.

BATHROOM 8' 1" x 7' 9" (when measured at widest points)

With an excellent array of recessed ceiling lights, fashionable ladder style heated towel rail and appointed with a four

BEDROOM TWO 8' 8" x 11' 9" (when measured at widest points)

With a double glazed window to the rear; central heating radiator, ceiling light point and over stair storage cupboard.

BEDROOM THREE 12' 0" x 9' 4" (when measured at widest points)

With a double glazed window to the rear; central heating radiator and ceiling light point.

OUTSIDE

This beautifully improved and thoughtfully extended, period style home has the added benefit of a driveway which is a rarity for a property of this age and furthermore there is a lovely cottage style rear garden which is mainly laid to lawn and enclosed with timber fencing and there is some pleasant plants and shrubbery forming a surround.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Agents contact details:

84 to 86 High Street,

BRIERLEY HILL,

DY5 3AW

t. 01384 265265

f.01384 480824

e. brierleyhill@taylor-estateagents.co.uk

piece suite to comprise of a bath with separate hot and cold taps above, low level WC, wall mounted hand basin and full height splashback tiling which also continues and forms a surround to a shower area which also has a wall mounted Mira shower.

RECEPTION ROOM TWO/BEDROOM FOUR 12' 3" x 12' 0" (when measured at widest points)

With a double glazed window to the front and currently utilised as a bedroom but with the potential to be used as a second reception room as preferred along with having ceiling light point, coving to the ceiling and central heating radiator.

STUNNING AND REFITTED KITCHEN 22' 4" x 5' 11" (when measured at widest points)

With a UPVC double glazed window to the rear and furnished with a comprehensive range of cupboards and drawers along with having an integrated Bosch oven with hob above. All surmounted by roll edged work surfacing which encompasses a one and a half bowl sink and drainer unit with mixer tap above and splashback tiling rises to eye-level where there are wall mounted units which provide for additional storage along with cooker hood. The kitchen also accommodates a central heating radiator and three ceiling light points.

FIRST FLOOR ACCOMMODATION

Returning to the hall, stairs gently rise and lead to the;

LANDING

With a double glazed window to the side, ceiling light point and having doors which lead off to;

BEDROOM ONE 12' 4" x 12' 4" (when measured at widest points)

With a double glazed window to the front, ceiling light point, central heating radiator and access to the loft.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **BRIERLEY HILL OFFICE (01384) 265265**

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

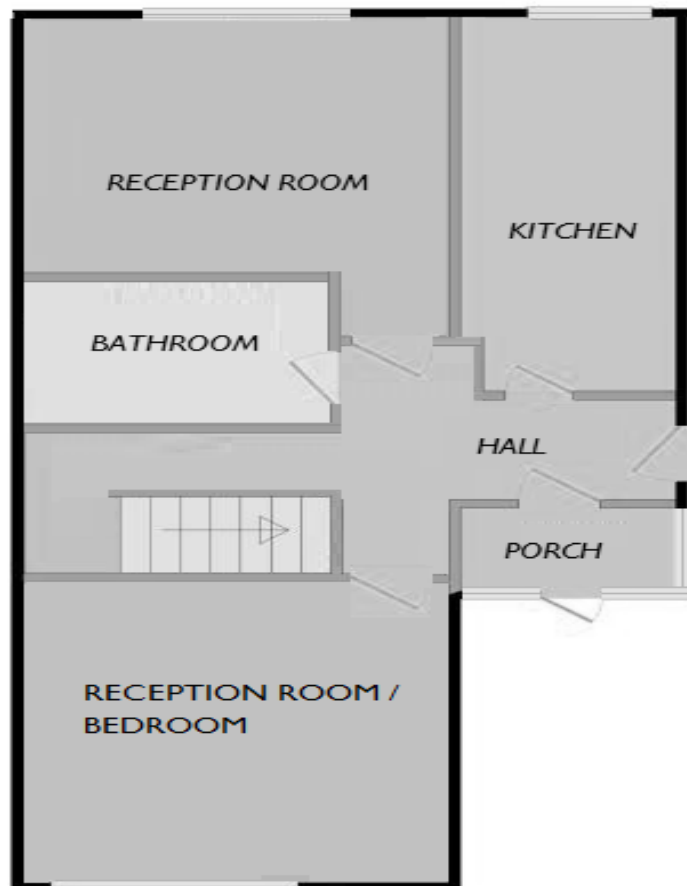
Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

BHS: 8752

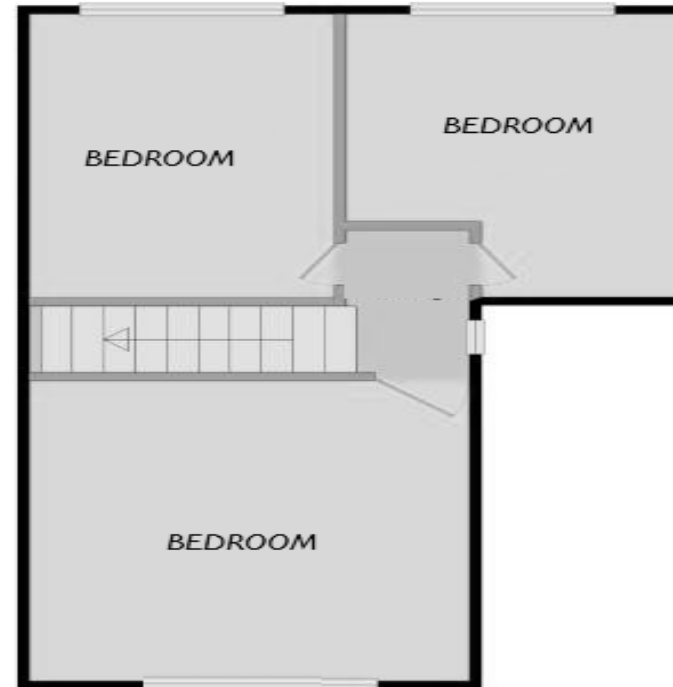
MISREPRESENTATION ACT 1967

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 himself 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 in relation to this property.

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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk

Copyright 2015 | Taylors Estate Agents and Surveyors Limited | printed by www.stewartdigital.co.uk