



**4 PATINA CLOSE,
QUARRY BANK DY5 2DE**

Taylor's



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This **BEAUTIFULLY APPOINTED & RATHER SUBSTANTIAL, EXECUTIVE STYLE, FOUR BEDROOM, DETACHED RESIDENCE** is situated at the head of this **LOVELY CLOSE**, within one of **QUARRY BANKS MOST PRESTIGIOUS LOCATIONS**, and would make a **TRULY LOVELY PROPERTY** for families seeking an **IMMACULATELY MAINTAINED & TREMENDOUSLY SPACIOUS, FOREVER HOME**. With **GAS CENTRAL HEATING & DOUBLE GLAZING**, an early viewing is **ESSENTIAL** to appreciate the accommodation on offer, which has a fantastic range of **SCHOOLING** close by, and in brief comprises: **Spacious Reception Hall, Guests Cloakroom, Stunning Re-Fitted Breakfast Kitchen, Attractive Sitting Room, Separate Dining Room, Home Office / Study, Utility, Four Impressive Bedrooms (All of which with Fitted Wardrobes), Master Bedroom with En-Suite Shower Room & Modern Well Appointed House Bathroom**. Furthermore with **Good Sized Driveway, DETACHED DOUBLE GARAGE, Astro Turf Rear Garden with Decking Area for Alfresco Dining and OWNED SOLAR PANELS WITH FEED-IN TARIFF WHICH COVER ALL GAS & ELECTRICITY BILLS (UP TO A VALUE OF &#pound;750 PER YEAR) FOR ANOTHER 15 YEARS. EPC: A**

In further detail the accommodation is seen to comprise;

GROUND FLOOR

A front door provides an approach to the;

RECEPTION HALL 16' 7" x 7' 10" (when measured at widest points)
With coving to the ceiling, wood effect porcelain tile, two ceiling light points, central heating radiator and with doors which lead off to;

STUDY 8' 0" x 9' 3" (when measured at widest points)
With ceiling light point, double glazed window to the front and providing ample space for office furniture.

GUEST CLOAKROOM
With an obscure double glazed window to the side, central heating radiator, ceiling light point, understair cloaks cupboard and appointed in white with a low level WC and a hand basin with vanity unit below and mixer tap above. Furthermore with splashback tiling.

ATTRACTIVE SITTING ROOM 12' 2" x 18' 11" (when measured at widest points)
With two central heating radiators, Solar powered storage heater, living flame gas fire and with doors that open to the:

DINING ROOM 10' 11" x 8' 11" (when measured at widest points)
With coving to the ceiling, ceiling light point, central heating radiator and double doors that open to the garden.

Returning to the Hall a further door leads off to the:

WELL FITTED BREAKFAST KITCHEN 10' 8" x 10' 11" (when measured at widest point)

With double glazed window to the rear and furnished with a good range of cupboards and drawers at both base and eye-level and, furthermore, there is an

OUTSIDE

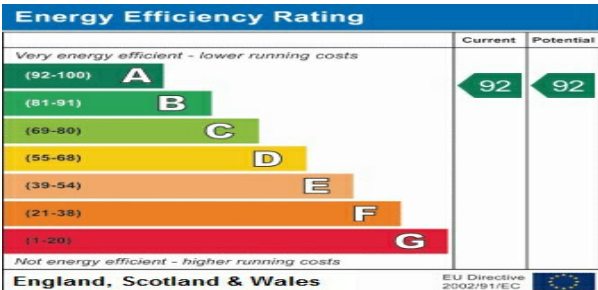
Enjoying a position towards the head of this lovely and secluded close, is this beautifully improved, four bedroom, detached family home which is set behind a pretty foregarden and furthermore a tarmac driveway which facilitates ample vehicular parking and the driveway extends to the property's;

DETACHED DOUBLE GARAGE

With remote control sectional doors, ceiling light point and providing ample space for the arrangement of general storage or vehicular parking and measuring 16' 8" x 17' 3" at its widest points. There is also a door from the garage that provides an approach to the property's foregarden and furthermore to a side store/shed. The property also benefits from a;

BEAUTIFULLY LANDSCAPED REAR GARDEN

With an initial raised decking area for external dining and entertaining when the weather permits and the decking area gently declines to an astroturfed garden which is secluded and ideal for growing families. Furthermore, the property benefits from a CCTV system and 4KW Solar Panels which provide an average income of £750 per annum (which exceeds the annual fuel usage for the current owners). The Solar Panels provide electricity which is also used to heat the hot water and supplementary storage heaters, making this property extremely energy efficient with an EPC rating of A.





Agents contact details:

84 to 86 High Street,

BRIERLEY HILL,

DY5 3AW

t. 01384 265265

f.01384 480824

e. brierleyhill@taylorsestateagents.co.uk

integrated oven with induction hob above, integral dishwasher and a recess for an American style fridge-freezer. Furthermore, there are rolled-edge worksurfaces, splash-back tiling and a Utility Room off which has space for a washing machine and tumble-dryer, cupboards which provide for additional storage, sink and the property's Worcester Bosch Boiler.

FIRST FLOOR ACCOMMODATION

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

LANDING

With a double glazed window to the side, airing cupboard with access to the hot-water cylinder, ceiling light point, access to the loft, central heating radiator and with doors that lead off to;

HOUSE BATHROOM 7' 4" x 7' 6" (when measured at widest points)

With an obscure double glazed window and appointed with a four piece suite to comprise of a gently raised corner shower cubicle with splashback tiling and furthermore there is a hand basin with vanity unit below, WC and bath. There is also a central heating radiator, shaver connector socket and ceiling light point.

BEDROOM FOUR 11' 2" x 7' 3" (when measured at widest points)

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

BEDROOM THREE 12' 7" x 10' 9" (when measured at widest points)

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

BEDROOM TWO 9' 6" x 13' 4" (when measured at widest points)

With two UPVC double glazed windows, ceiling light point, central heating radiator and also with fitted bedroom furniture.

MASTER BEDROOM 11' 4" x 15' 1" (when measured at widest points)

With a UPVC double glazed window to the front, Solar powered storage heater, central heating radiator, ceiling light point, good range of mirror fronted fitted wardrobes and having a door that opens to the;

ENSUITE SHOWER ROOM 5' 8" x 9' 6" (when measured at widest points)

With an obscure double glazed window to the side and appointed with a three piece suite to comprise of a gently raised corner shower cubicle with wall mounted shower and furthermore with splashback tiling which continues and forms a surround to a hand basin with vanity unit below, WC with enclosed cistern and fashionable ladder style heated towel rail.

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.

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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**

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BHS: 8880

MISREPRESENTATION ACT 1967

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