



**Taylor's**

Charles Road, Quarry Bank, Brierley Hill, DY5 1AF

Offers In Region Of £220,000

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A BEAUTIFULLY PRESENTED & SUPERBLY PROPORTIONED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this EXTREMELY DESIRABLE residential location, and furthermore encompassing an INCREDIBLY SPACIOUS & IMMACULATELY MAINTAINED layout of accommodation with Double Glazing & Gas Central Heating. This STYLISHLY IMPROVED property is perfectly suited for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder and offers an exciting opportunity to purchase a FANTASTIC FIRST HOME, which is attractively decorated throughout and altogether offers the perfect combination of modern living, 'turn-key accommodation' and a HUGELY POPULAR residential location. 'Charles Road' is located within the POPULAR town of Quarry Bank which has an excellent range of regular transport links, good schooling and extensive amenities close by. An early viewing is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: stylish sitting room, SPACIOUS well fitted dining kitchen, side lobby / vestibule, laundry, landing, TWO double & well proportioned first floor bedrooms and LUXURY well appointed house bathroom. Externally, this LOVELY and WELL ARRANGED PROPERTY is located on a good sized plot with EXTENSIVE tarmac frontage (no dropped kerb) and LARGE rear garden with well maintained lawn & impressive initial patio area for external dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

**Stylish Sitting Room** - 4.99m x 3.24m (16'4" x 10'7")

**Spacious Well Fitted Dining Kitchen** - 5.02m x 3.22m (16'5" x 10'6")

**Side Lobby / Vestibule**

**Laundry / Store Room** - 2.64m x 2.04m (8'7" x 6'8")

#### FIRST FLOOR

##### Landing

**Bedroom 1** - 5.02m x 3.04m (16'5" x 9'11")

**Bedroom 2** - 3.58m x 3.05m (11'8" x 10'0")

**Luxury Well Appointed House Bathroom** - 1.88m x 1.68m (6'2" x 5'6")

#### OUTSIDE

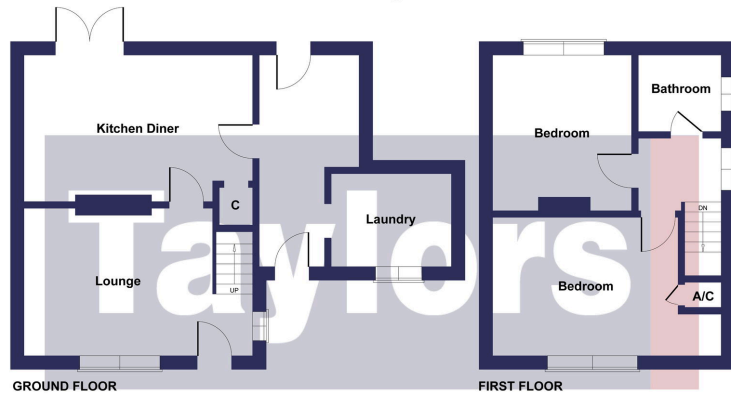
**Tarmac Frontage (No Dropped Kerb)**

**Large Rear Garden**

EPC: D. Council Tax Band: A. 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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

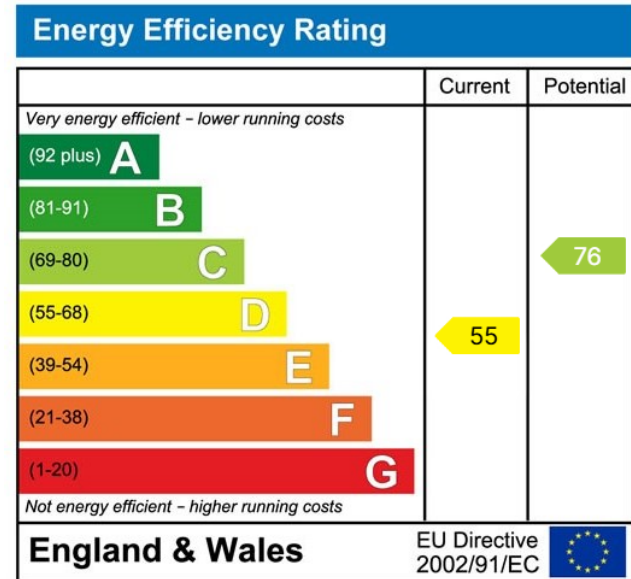


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- LUXURY RE-APPOINTED HOUSE
- TWO LARGE FIRST FLOOR BEDROOMS
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- SPACIOUS WELL FITTED DINING KITCHEN
- LOVELY GOOD SIZED REAR GARDEN
- EARLY VIEWING ESSENTIAL
- CRADLEY HEATH TRAIN STATION WITHIN CLOSE PROXIMITY
- BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, TRADITIONAL STYLE, SEMI-DETACHED 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.