



Taylor's

Malpass Road, Quarry Bank, Brierley Hill, DY5 2HD

Offers In Region Of £230,000

3 1 2



A VERY WELL PROPORTIONED & PLEASANTLY PRESENTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this DESIRABLE & ADMIRERED RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING layout of accommodation with Double Glazing & Gas Central Heating. This DECEPTIVELY SPACIOUS PROPERTY is IMMACULATELY MAINTAINED throughout and is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a LOVELY FAMILY HOME which offers the ideal combination of a PRACTICAL GROUND FLOOR LAYOUT, Incredibly Spacious First Floor Accommodation & a Hugely Sought After Residential Location. 'Maplass Road' is situated within this POPULAR part of Quarry Bank, which has an EXTENSIVE RANGE of Local Amenities, Regular Transport Links & Sought After Schooling close by, together with having Stevens Park within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Spacious Reception Hall, Pleasant Sitting Room, Separate Dining Room, Well Fitted Kitchen, Guests Cloakroom / W.C, Landing, Three Large First Floor Bedrooms & Attractive Well Appointed House Shower Room. Externally this WELL ARRANGED FAMILY HOME is situated on an ENVIABLE SIZED PLOT and has a LARGE TARMAC DRIVEWAY which provides AMPLE OFF ROAD PARKING, Garage, Leased Solar Panels & Well Maintained Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Spacious Reception Hall

Pleasant Sitting Room - 4.86m x 3.43m (15'11" x 11'3")

Separate Dining Room - 3.56m x 2.19m (11'8" x 7'2")

Well Fitted Kitchen - 2.68m x 2.1m (8'9" x 6'10")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 3.55m x 3.51m (11'7" x 11'6")

Bedroom 2 - 3.62m x 2.3m (11'10" x 7'6")

Bedroom 3 - 3.54m x 2.11m (11'7" x 6'11")

Attractive House Shower Room

OUTSIDE

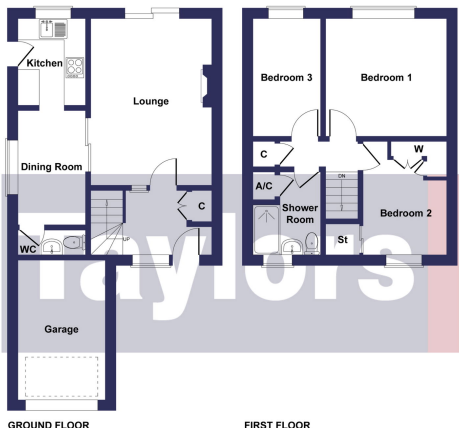
Impressive Good Sized Driveway & Garage

Lovely & Well Maintained Rear Garden

EPC: D. Council Tax Band: B. 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).

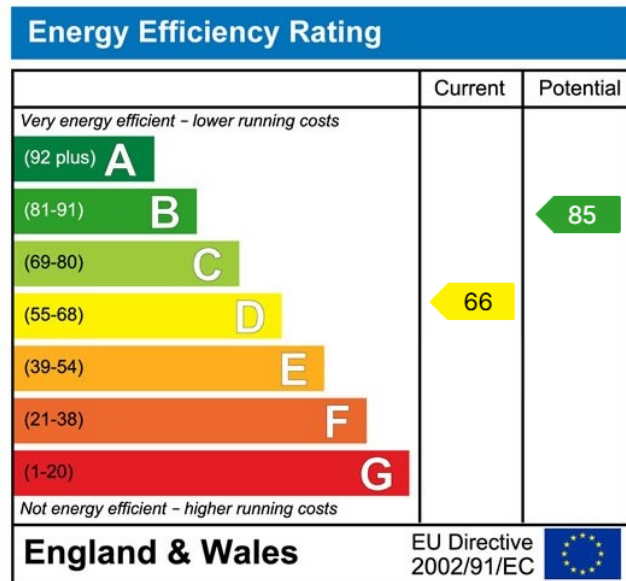


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FOR GUIDE PURPOSES ONLY:
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- VERY WELL PROPORTIONED & NICELY MAINTAINED, SEMI-DETACHED RESIDENCE
- ALL OF THE BEDROOMS FURNISHED WITH FITTED WARDROBES
- STEVENS PARK WITHIN WALKING DISTANCE
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- ATTRACTIVELY APPOINTED HOUSE SHOWER ROOM
- THREE LARGE FIRST FLOOR BEDROOMS
- LOVELY & WELL MAINTAINED REAR GARDEN
- EXTREMELY DESIRABLE RESIDENTIAL LOCATION
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- IMPRESSIVE & GOOD SIZED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING



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.