



**Taylors**

# Bower Lane, Quarry Bank, Brierley Hill, DY5 2DG

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A DELIGHTFULLY PROPORTIONED & NICELY MAINTAINED, THREE BEDROOM SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a MOST APPEALING layout of accommodation with WONDERFUL DISTANT REAR VIEWS. This WELL ARRANGED PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS a FANTASTIC OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is WELL PROPORTIONED throughout, and altogether provides the IDEAL COMBINATION of Practical Living, Deceptively Spacious Accommodation and a Hugely Convenient Residential Location. 'Bower Lane' is considered a SOUGHT AFTER & ESTABLISHED ADDRESS, located within the ever POPULAR Area of Quarry Bank, which has an EXCELLENT RANGE of Local Amenities (Such as Merry Hill Shopping Complex & Quarry Bank High Street), Regular Transport Links (Such as Cradley Heath Train Station) and DESIRABLE SCHOOLING close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Side Reception Hall, Well Fitted Breakfast Kitchen, Full Width Rear Sitting Room, Landing, Three First Floor Bedrooms and House Bathroom with Separate W.C. Externally with Lengthy Driveway which provides AMPLE OFF ROAD PARKING, Garage and FANTASTIC REAR GARDEN which is Well Maintained, Low Maintenance & overall provides the ideal space for Alfresco Dining. Potential Buyers would also like to be made aware that this property is being sold with the added advantage of having NO UPWARD CHAIN!

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

**GROUND FLOOR**

**Reception Hall**

**Pleasant Rear Sitting Room** - 4.53m x 4.25m (14'10" x 13'11")

**Attractive Well Fitted Kitchen** - 3.1m x 2.19m (10'2" x 7'2")

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 4.57m x 2.96m (14'11" x 9'8")

**Bedroom 2** - 3.09m x 1.85m (10'1" x 6'0")

**Bedroom 3** - 2.63m x 2.53m (8'7" x 8'3")

**House Bathroom**

**Separate W.C**

**OUTSIDE**

**Good Sized Driveway** - 0m x 0m (0'0" x 0'0")

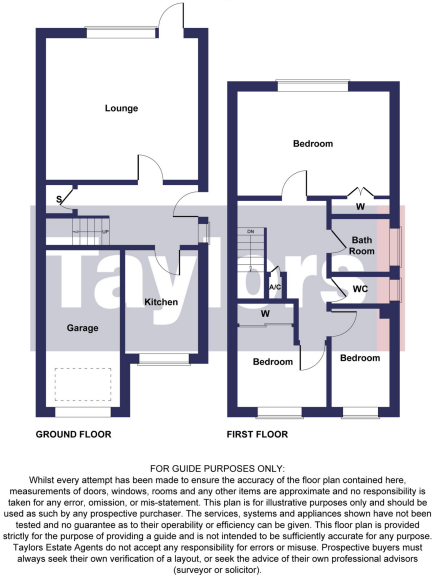
**Garage**

**Lovely & Well Maintained Rear Garden**

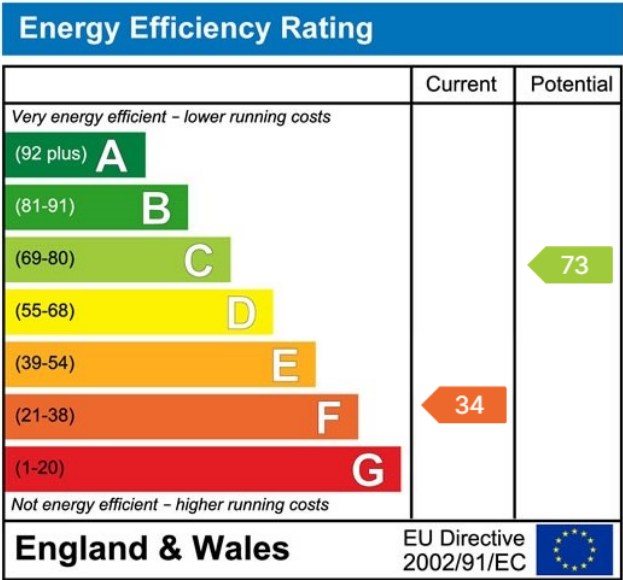
EPC: F. Council Tax Band: C. All main services connected albeit with No Gas Central Heating. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyingancing 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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- DELIGHTFULLY PROPORTIONED & NICELY MAINTAINED, SEMI-DETACHED RESIDENCE
- THREE FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- EARLY VIEWING ADVISED
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EXCELLENT RANGE OF POPULAR SCHOOLING CLOSE BY
- WONDERFUL REAR GARDEN & FANTASTIC DISTANT VIEWS
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION WITHIN CLOSE PROXIMITY
- WELL FITTED KITCHEN & WELL APPOINTED BATHROOM



**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.