

Taylors

Birch Coppice, Quarry Bank, Brierley Hill, DY5 1AP

Offers In Region Of £295,000

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This BEAUTIFULLY PRESENTED & INDIVIDUALLY DESIGNED, THREE BEDROOM, THREE STOREY, DETACHED RESIDENCE is wonderfully situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which is closely located to SALTWELLS NATURE RESERVE & MERRY HILL SHOPPING COMPLEX, and furthermore encompasses a HUGELY DECEPTIVE & TREMENDOUSLY SPACIOUS LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This EXPENSIVELY APPOINTED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES looking to purchase a WONDERFUL FAMILY HOME, and additionally, in brief comprises: Entrance Hallway, Guests Cloakroom / W.C, Spacious Sitting Room, Attractive Well Fitted Kitchen with Dining Area, First Floor Landing, Two Double First Floor Bedrooms, Modern Well Appointed House Bathroom, Top Floor Landing & Top Floor Master Bedroom with W.C / Cloakroom Off. Furthermore with a LARGE BLOCK PAVED DRIVEWAY which provides OFF ROAD PARKING for NUMEROUS VEHICLES, Secluded Rear Garden with Initial Patio Area for Alfresco Dining & also having an EXCELLENT RANGE of POPULAR SCHOOLING close by, together with being conveniently situated for CRADLEY HEATH TRAIN STATION & STEVENS PARK. Potential buyers would also like to be made aware that this property is being sold with the added advantage of NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hallway

Guests Cloakroom / W.C

Attractive Living Room - 4.54m x 3.45m (14'10" x 11'3")

Spacious Kitchen / Dining Room - 5.1m x 4.54m (16'8" x 14'10")

FIRST FLOOR

Bedroom 1 - 4.54m x 3.49m (14'10" x 11'5")

Bedroom 2 - 4.17m x 2.38m (13'8" x 7'9")

House Bathroom - 2.01m x 2.01m (6'7" x 6'7")

TOP / SECOND FLOOR

Bedroom 3 - 5.43m x 4.52m (17'9" x 14'9")

Cloakroom / W.C

OUTSIDE

Driveway & Rear Garden

EPC: C. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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).

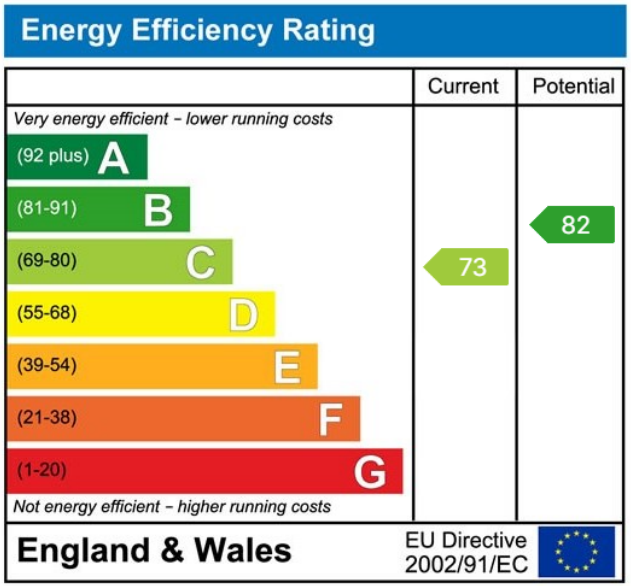






- BEAUTIFULLY PRESENTED & INDIVIDUALLY DESIGNED, THREE STOREY, DETACHED RESIDENCE
- TOP FLOOR MASTER BEDROOM WITH W.C / CLOAKROOM OFF
- ATTRACTIVE WELL FITTED KITCHEN WITH SPACIOUS DINING AREA
- SUPERBLY SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FAMILY HOME WITH SECLUDED REAR GARDEN
- THREE WONDERFULLY PROPORTIONED BEDROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- LARGE BLOCK PAVED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EXCELLENT RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- DECEPTIVELY SPACIOUS LAYOUT WITH BOTH DOUBLE GLAZING & GAS CENTRAL HEATING





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.