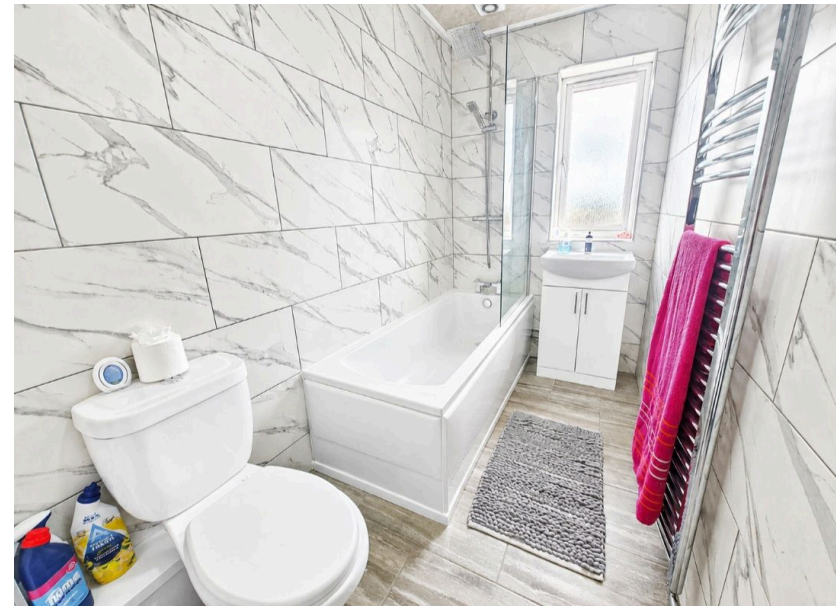




Taylors

Sun Street, Quarry Bank, Brierley Hill, DY5 2JB

2 1 1



A STYLISHLY DECORATED & BEAUTIFULLY PRESENTED, MODERN STYLE, TWO BEDROOM, MID-TERRACE RESIDENCE superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has Quarry Bank High Street within walking distance and CRADLEY HEATH TRAIN STATION just a few minutes drive away. This VERY WELL PROPORTIONED PROPERTY is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder and furthermore offers an EXCITING OPPORTUNITY to purchase a GORGEOUS FIRST HOME which has an outstanding range of Local Amenities, Good Schooling & Regular Transport Links close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hall, Stylishly Decorated Sitting Room, Well Fitted Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Furthermore this LOVELY PROPERTY has both Double Glazing & Gas Central Heating, and externally benefits from a low Maintenance front Garden and a Secluded Rear Garden with artificial Lawn & Initial Patio Area for Alfresco Dining & Entertaining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Attractive Sitting Room - 3.33m x 3.18m (10'11" x 10'5")

Well Fitted Kitchen - 3.92m x 4.08m (12'10" x 13'4")

Storage cupboard

FIRST FLOOR

Landing

Bedroom 1 - 3.96m x 3.12m (12'11" x 10'2")

Bedroom 2 - 3.2m x 3.35m (10'5" x 10'11")

Modern House Bathroom - 2.92m x 1.44m (9'6" x 4'8")

OUTSIDE

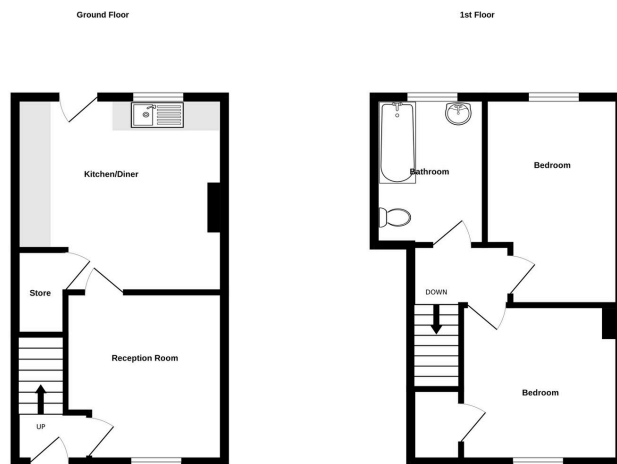
Low Maintenance Fore Garden

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.

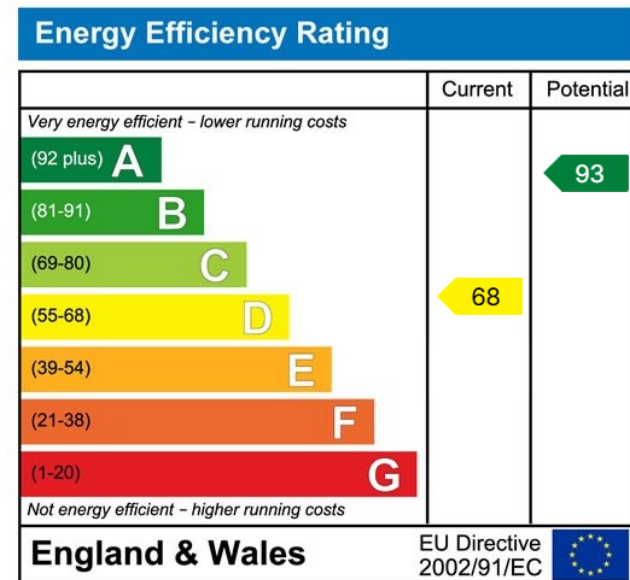
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Measurements are approximate. Not to scale. Illustration purposes only.
Made with Mettler C2025

- EARLY VIEWING ADVISED
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WELL FITTED BREAKFAST KITCHEN
- MODERN WELL APPOINTED WHITE SUITE BATHROOM
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- IDEAL FOR FIRST TIME BUYERS
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- STYLISHLY DECORATED & BEAUTIFULLY PRESENTED, MODERN STYLE, MID-TERRACE 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.