



**Taylor's**

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

Offers In Region Of £240,000

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A STUNNING, BEAUTIFULLY IMPROVED & THOUGHTFULLY ENLARGED, SEMI-DETACHED RESIDENCE superbly situated on a GOOD SIZED PLOT within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a GORGEOUSLY DECORATED layout of accommodation with Double Glazing & Gas Central Heating. This VERY WELL PROPORTIONED PROPERTY is IMMACULATELY MAINTAINED throughout and together with being PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder, provides a FANTASTIC OPPORTUNITY to purchase a LOVELY FAMILY HOME which offers the PERFECT COMBINATION of MODERN LIVING, Deceptively Spacious accommodation and a HUGELY CONVENIENT RESIDENTIAL LOCATION. This STYLISHLY PRESENTED PROPERTY is located within this DESIRABLE & POPULAR part of Quarry Bank, and is CONVENIENTLY placed for for an extensive range of local amenities (Such as Merry Hill Shopping Complex), GOOD SCHOOLING & Regular Transport Links (Such as Cradley Heath Train Station), together with having both Quarry Bank High Street & Saltwells Nature Reserve within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Stylishly Decorated Sitting Room, Stunning Re-Fitted Kitchen, Delightful Conservatory, Landing, Two Well Proportioned First Floor Bedrooms, Modern Well Appointed House Bathroom & Versatile Loft Space with a Variety of Potential Uses. Furthermore, this GORGEOUS PROPERTY is complimented with a Broad TARMAC Frontage (No Dropped Kerb) and a Secluded Rear Garden which is Low Maintenance with an Astro Turf Lawn & an Initial Patio Area for Alfresco Dining. 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.

## ROOM DIMENSIONS

### GROUND FLOOR

**Stylish Sitting Room** - 4.05m x 3.29m (13'3" x 10'9")

**Stunning Re-Fitted Kitchen** - 4.63m x 3.24m (15'2" x 10'7")

**Delightful Conservatory** - 2.63m x 2.34m (8'7" x 7'8")

### FIRST FLOOR

**Bedroom 1** - 3.07m x 3.04m (10'0" x 9'11")

**Bedroom 2** - 3.05m x 3.04m (10'0" x 9'11")

**Luxury House Bathroom** - 2.53m x 1.72m (8'3" x 5'7")

### Versatile Loft Space

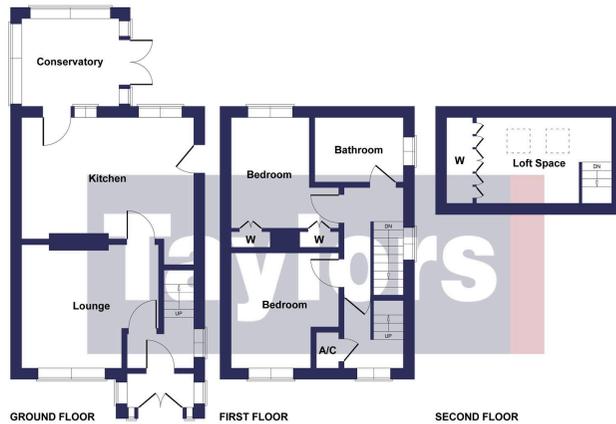
### OUTSIDE

### Tarmac Frontage (No Dropped Kerb) & Low Maintenance Rear Garden

EPC: D. Council Tax Band: A. 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.

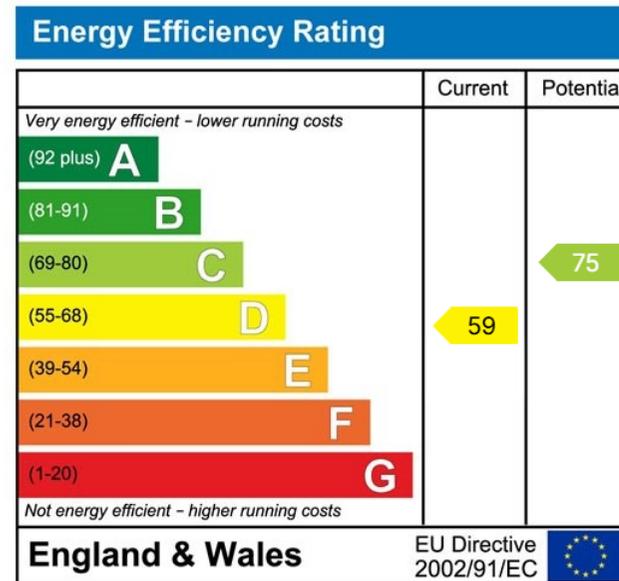


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 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- STUNNING RE-FITTED KITCHEN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- STUNNING, BEAUTIFULLY IMPROVED & THOUGHTFULLY ENLARGED, SEMI-DETACHED RESIDENCE
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS & VERSATILE LOFT SPACE
- LUXURY WELL APPOINTED HOUSE BATHROOM
- CRADLEY HEATH TRAIN STATION & MERRY HILL SHOPPING COMPLEX CLOSE BY
- DELIGHTFUL CONSERVATORY
- SALTWELLS NATURE RESERVE & QUARRY BANK HIGH STREET WITHIN WALKING DISTANCE



**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.