



Taylor's

Park Road, Quarry Bank, Brierley Hill, DY5 2DF

Offers In Region Of £240,000

3 1 2



A TRADITIONAL & BAY FRONTED, THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED & CHARMING layout of accommodation. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN, and even though now requires some COSMETIC MODERNIZATION, offers HUGE POTENTIAL for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to put there own STAMP on this TRADITIONAL PROPERTY to create a WONDERFUL FAMILY HOME. 'Park Road' forms part of this EXTREMELY DESIRABLE RESIDENTIAL LOCATION, and furthermore has an EXCELLENT RANGE of POPULAR SCHOOLING, LOCAL AMENITIES & Regular Transport Links close by, together with having Stevens Park within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the POTENTIAL of the accommodation on offer, which in brief comprises: Reception Hall, Bay Fronted Sitting Room, Separate Dining Room / Further Reception Room, Extended Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom with Separate W.C.

Furthermore with Good Sized Driveway which provides OFF ROAD PARKING, Garage, Majority Double Glazing, Electric Heating & Large Rear Garden which provides GREAT POTENTIAL to EXTEND & Improve (Subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Bay Fronted Sitting Room - 4.05m x 3.36m (13'3" x 11'0")

Separate Dining Room / Further Reception Room - 3.32m x 3.21m (10'10" x 10'6")

Extended Kitchen - 4.93m x 1.82m (16'2" x 5'11")

FIRST FLOOR

Landing

Bedroom 1 - 3.29m x 2.99m (10'9" x 9'9")

Bedroom 2 - 3.36m x 2.98m (11'0" x 9'9")

Bedroom 3 - 2.05m x 1.85m (6'8" x 6'0")

House Bathroom

Separate W.C

OUTSIDE

Driveway

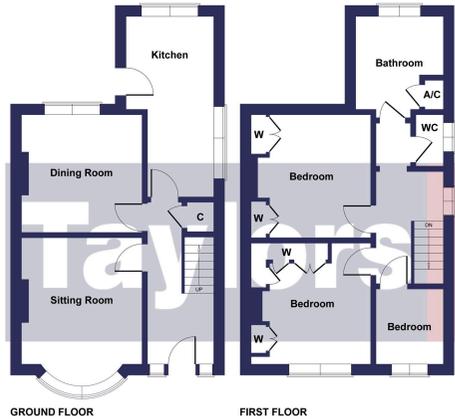
Garage

Large Rear Garden

EPC: E. Council Tax Band: C. All main services connected (Albeit there is 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 conveyancing solicitor / surveyor). According to gov.uk, there is a low - 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).

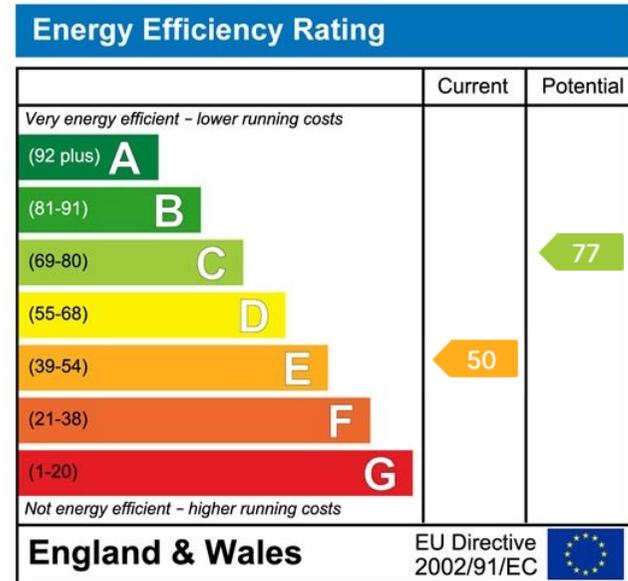


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- TRADITIONAL & BAY FRONTED, THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EARLY VIEWING ESSENTIAL
- IN NEED OF COSMETIC MODERNISATION
- LARGE REAR GARDEN
- NO UPWARD CHAIN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- STEVENS PARK WITHIN WALKING DISTANCE
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY



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.