



Taylors

Victoria Road, Quarry Bank, Brierley Hill, DY5 1DD

£210,000

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A STUNNING & STYLISHLY IMPROVED, THREEY STOREY, THREE BEDROOM, VICTORIAN STYLE, SEMI-DETACHED RESIDENCE wonderfully situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a DECPEITVELY SPACIOUS & CHARACTERFUL LAYOUT with both Double Glazing & Gas Central Heating. This GORGEOUS PROPERTY is BEAUTIFULLY PRESENTED and offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME which is IMMACULATELY MAINTAINED throughout, and altogether offers the PERFECT COMBINATION of Characterful & Traditional Living, yet with a MODERN & TASTEFUL Internal Decor. 'Victoria Road' is considered a DESIRABLE RESIDENTIAL LOCATION, located within the POPULAR Town of Quarry Bank, which has an EXTENSIVE RANGE of Local Amenities (Such as Quarry Bank High Street), Regular Transport Links (Such as Cradley Heath Train Station) and GOOD SCHOOLING close by, together with having Merry Hill Shopping Complex within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which together with being for sale with NO UPWARD CHAIN, in brief comprises: Stylish Sitting Room, Separate Dining Room / Further Reception Room, Stunning Well Fitted Kitchen, Luxury Well Appointed House Bathroom, Landing, Two Double First Floor Bedrooms, Modern First Floor Shower Room, Spacious Top / Second Floor Master Bedroom & Good Sized Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Stylish Sitting Room - 4.29m x 3.83m (14'0" x 12'6")

Separate Dining Room / Further Reception Room - 3.81m x 3.75m (12'6" x 12'3")

Stunning Well Fitted Kitchen - 3.38m x 2.07m (11'1" x 6'9")

Luxury Well Appointed House Bathroom - 2.15m x 1.77m (7'0" x 5'9")

FIRST FLOOR

Landing

Bedroom 2 - 3.86m x 3.74m (12'7" x 12'3")

Bedroom 3 - 3.68m x 2.5m (12'0" x 8'2")

Modern Shower Room

SECOND / TOP FLOOR

Bedroom 1 - 5.68m x 3.8m (18'7" x 12'5")

OUTSIDE

Lovely Rear Garden

EPC: C. 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 low - very low risk of yearly flooding. Tenure: Freehold.

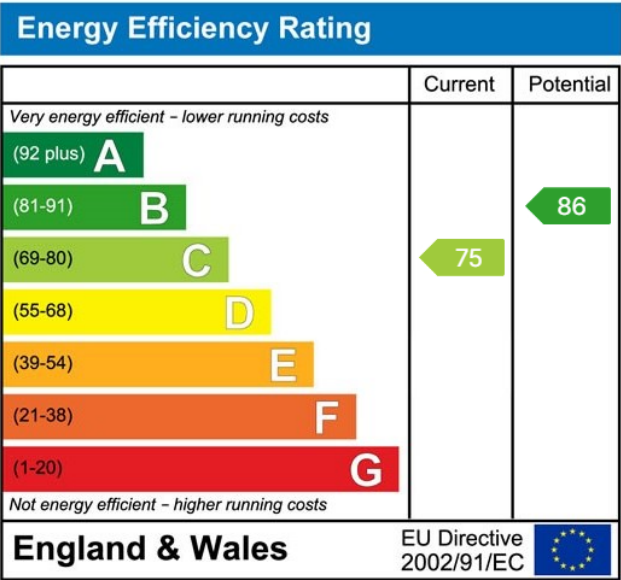


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- STUNNING & STYLISHLY IMPROVED, VICTORIAN STYLE, SEMI-DETACHED RESIDENCE
- LUXURY WELL FITTED KITCHEN
- THREE DOUBLE & ATTRACTIVELY DECORATED BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED THREE STOREY LAYOUT
- MODERN WELL APPOINTED HOUSE BATHROOM
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



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.