



Taylor's

Marion Close, Quarry Bank, Brierley Hill, DY5 1UN

Offers In Region Of £285,000

3 1 2



A WONDERFULLY EXTENDED & TREMENDOUSLY SPACIOUS, THREE BEDROOM, DETACHED RESIDENCE delightfully situated within this ADMIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX and a fantastic range of POPULAR SCHOOLING close by, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with Double Glazing & Gas Central Heating. This IMMACULATELY MAINTAINED FAMILY HOME must be viewed at the earliest opportunity if to avoid disappointment, and together with being PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Entrance Porch, Spacious Sitting Room, Enlarged Dining Room, Extended Breakfast Kitchen, Attractive Double Glazed Conservatory, Landing, Three Good Sized First Floor Bedrooms & Family Bathroom. Externally with Impressive Tarmac Driveway which provides OFF ROAD PARKING, Adjoining Lawned Fore Garden, Splendid DOUBLE GARAGE and Private Rear Garden with is Secluded & has an Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Porch

Sitting Room - 4.75m x 3.88m (15'7" x 12'8")

Enlarged Dining Room - 5.2m x 2.82m (17'0" x 9'3")

Extended Well Fitted Kitchen - 4.14m x 3.1m (13'6" x 10'2")

Conservatory - 4.14m x 3.1m (13'6" x 10'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.12m x 2.87m (10'2" x 9'4")

Bedroom 2 - 3.12m x 2.87m (10'2" x 9'4")

Bedroom 3 - 2.13m x 1.88m (6'11" x 6'2")

House Bathroom - 6m x 5.66m (19'8" x 18'6")

OUTSIDE

Fore Garden

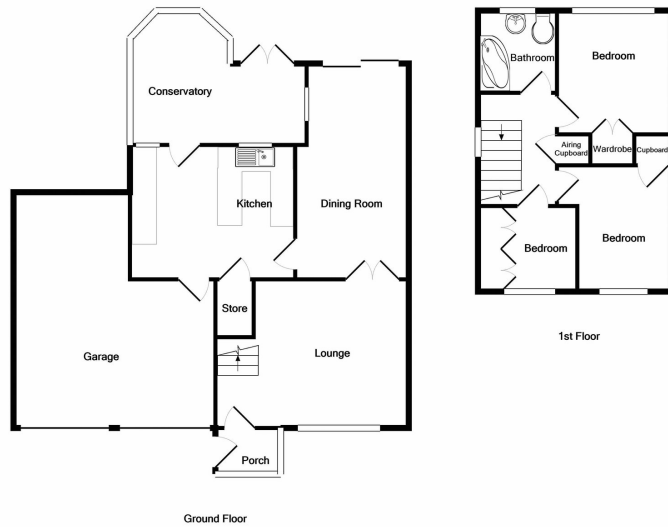
Driveway

Fantastic Double Garage - 5.61m x 5.2m (18'4" x 17'0")

Secluded Rear Garden

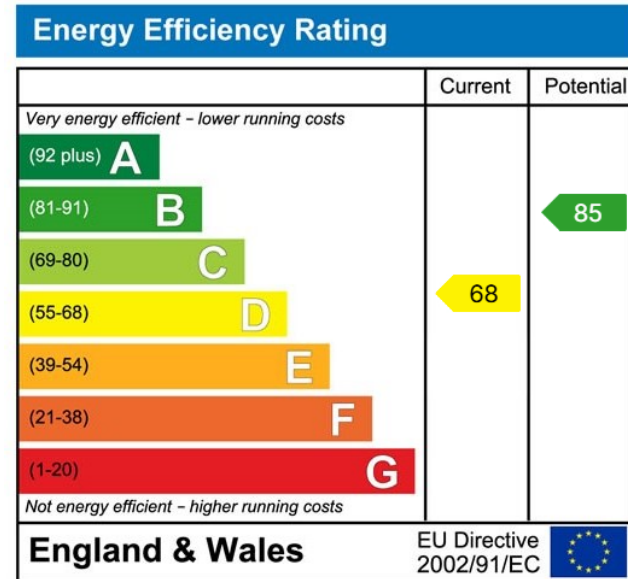
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. 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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 Measurements are approximate. Not to scale. Illustrative purposes only
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- WONDERFULLY EXTENDED & TREMENDOUSLY SPACIOUS, DETACHED RESIDENCE
- WONDERFUL CONSERVATORY ADDITION
- FANTASTIC DOUBLE GARAGE
- VERY WELL MAINTAINED THROUGHOUT
- MERRY HILL SHOPPING CENTRE WITHIN WALKING DISTANCE
- ENLARGED DINING ROOM
- EXTENDED BREAKFAST KITCHEN
- THREE GENEROUS FIRST FLOOR BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ESSENTIAL



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