



Taylors

Stour Hill, Quarry Bank, Brierley Hill, DY5 2AU

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This BEAUTIFULLY PROPORTIONED & INDIVIDUALLY DESIGNED, THREE BEDROOM, DETACHED BUNGALOW RESIDENCE is superbly situated within this ADMIRER & SOUGHT AFTER Residential Location, and furthermore encompasses a VERY WELL ARRANGED & INCREDIBLY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. Beautifully located within this DESIRABLE area of Quarry Bank, (with easy access also at the rear of the property, via Hill Street) this SUPERB BUNGALOW is PERFECTLY SUITED for those wishing to DOWNSIZE and together with being for sale with NO UPWARD CHAIN, has Merry Hill Shopping Complex, Cradley Heath Train Station, Quarry Bank High Street & Stevens Park Close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hall, Very Large Lounge Diner, Spacious Well Fitted Kitchen, Inner Hall, Three Well Proportioned Bedrooms & Well Appointed Four Piece Suite Bathroom. Furthermore Impressive Block Paved Driveway which provides OFF ROAD PARKING, Attractive & Low Maintenance Astro Turf Fore Garden, Garage & Secluded Well Maintained Rear Garden with Shrubbed Borders & Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

Entrance Hallway

Cloaks Cupboard / Store

Large Lounge Diner - 5.28m x 4.63m (17'3" x 15'2")

Spacious Well Fitted Kitchen - 3.93m x 2.98m (12'10" x 9'9")

Bedroom 1 - 3.99m x 3.63m (13'1" x 11'10")

Bedroom 2 - 4.04m x 2.41m (13'3" x 7'10")

Bedroom 3 - 3.57m x 2.32m (11'8" x 7'7")

Four Piece Suite Bathroom - 3.47m x 2.98m (11'4" x 9'9")

OUTSIDE

Impressive Block Paved Driveway

Garage

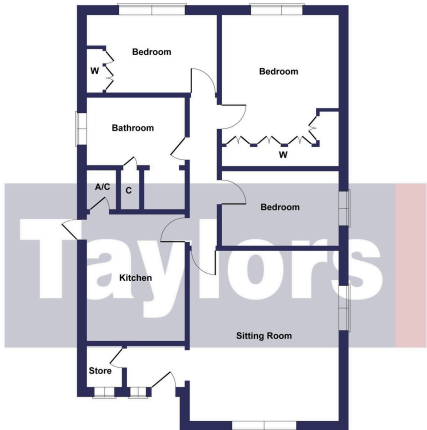
Attractive Astro Turf Fore Garden

Secluded & Low Maintenance Rear Garden

EPC: C. 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).

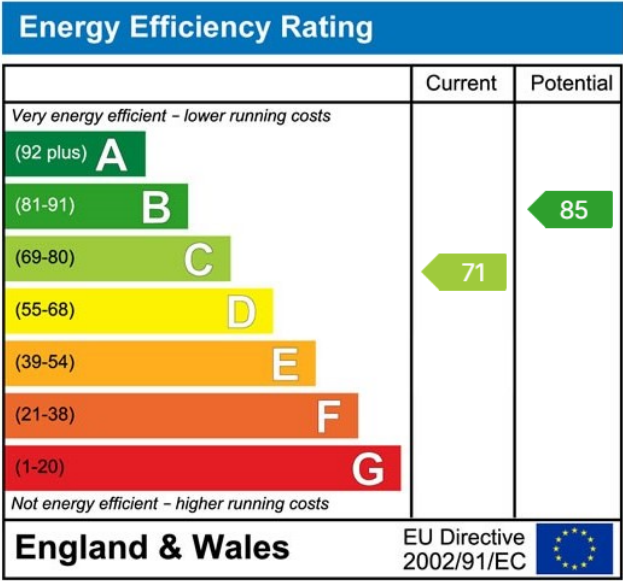


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- EARLY VIEWING ESSENTIAL
- NO UPWARD CHAIN
- IMPRESSIVE BLOCK PAVED DRIVEWAY & GARAGE
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- BEAUTIFULLY PROPORTIONED & INDIVIDUALLY DESIGNED, DETACHED BUNGALOW RESIDENCE
- THREE GOOD SIZED BEDROOMS
- INCREDIBLY SPACIOUS LAYOUT
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- LOW MAINTENANCE FRONT & REAR GARDENS PLUS EASY REAR ACCESS TO THE PROPERTY FROM HILL STREET



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.