






**Taylors**



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

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This ATTRACTIVELY MODERNISED & NICELY REFURBISHED, THREE BEDROOM, VICTORIAN STYLE, MID-TERRACE RESIDENCE is for sale with NO UPWARD CHAIN and furthermore encompasses a TREMENDOUSLY SPACIOUS & CHARACTERFUL layout of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder. This GOOD SIZED & VERY WELL PROPORTIONED PROPERTY is superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has MERRY HILL SHOPPING COMPLEX & QUARRY BANK HIGH STREET close by, and in brief comprises: Reception Hall, Large Front Sitting Room, Separate Dining Room / Further Reception Room, Modern Re-Fitted Kitchen, Ground Floor Bathroom, Guests Cloakroom / W.C, Landing, Three GOOD SIZED First Floor Bedrooms & Luxury Re-Appointed First Floor Shower Room. Furthermore with Double Glazing, Gas Central Heating & Low Maintenance Patio Rear Garden which would be ideal for Alfresco Dining. This CHARMING & MOST APPEALING PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and may also make an ASTUTE BUY-TO-LET INVESTMENT!

## ROOM DIMENSIONS

### GROUND FLOOR

**Front Sitting Room** - 4.4m x 3.6m (14'5" x 11'9")

**Separate Dining Room / Further Reception Room** - 3.9m x 3.8m (12'9" x 12'5")

**Modern Re-Fitted Kitchen** - 3.5m x 2.9m (11'5" x 9'6")

**Ground Floor Bathroom**

**Guests Cloakroom / W.C**

### FIRST FLOOR

**Landing**

**Bedroom 1** - 4.8m x 4m (15'8" x 13'1")

**Bedroom 2** - 3.9m x 3.9m (12'9" x 12'9")

**Bedroom 3** - 2.9m x 2.1m (9'6" x 6'10")

(Measurements taken at widest available points)

**Modern Re-Appointed First Floor Bathroom** - 2m x 1.4m (6'6" x 4'7")

### OUTSIDE

**Rear Patio Garden**

EPC: D. Council Tax Band: B. 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.

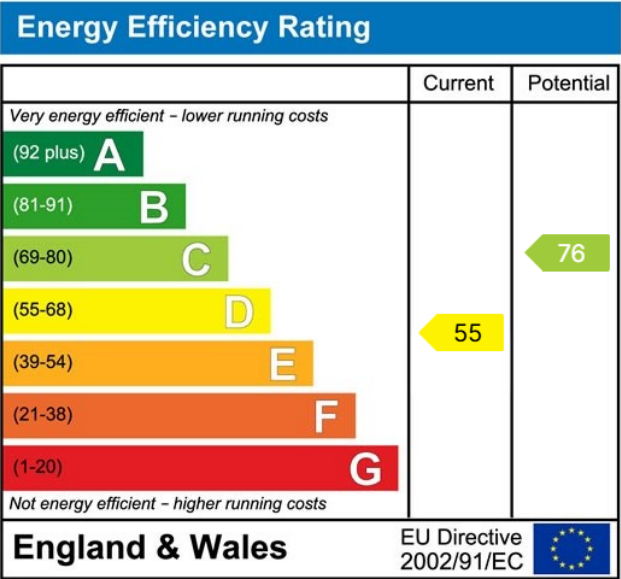




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- EARLY VIEWING ADVISED
- NO UPWARD CHAIN
- TWO HUGE & CHARMING RECEPTION ROOMS
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- ATTRACTIVELY MODERNISED & NICELY REFURBISHED, VICTORIAN STYLE, MID-TERRACE RESIDENCE
- THREE VERY GOOD SIZED FIRST FLOOR BEDROOMS
- MODERN RE-FITTED KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- RE-APPOINTED FIRST FLOOR BATHROOM & ADDITIONAL GROUND FLOOR BATHROOM



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