



Taylors

West Street, Quarry Bank, Brierley Hill, DY5 2DS

Offers In Region Of £435,000

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A STUNNING & EXPENSIVELY APPOINTED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE superbly situated within this EXCLUSIVE & SOUGHT AFTER Residential Location, and furthermore encompassing a TREMENDOUSLY SPACIOUS & INCREDIBLY DECEPTIVE THREE STOREY layout of accommodation with both Double Glazing & Gas Central Heating. This GORGEOUS & BEAUTIFULLY PRESENTED PROPERTY offers GROWING FAMILIES an EXCITING & RARE OPPORTUNITY to purchase an IMPRESSIVE FAMILY HOME which is STYLISHLY DECORATED & IMMACULATELY MAINTAINED throughout, and altogether offers the PERFECT COMBINATION of MODERN & FLEXIBLE LIVING, 'Turn Key Ready-to-move-into Accommodation' and a Hugely Desirable & Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Stunning Well Fitted Kitchen with Integrated Appliances & being OPEN PLAN to a Stylish Living & Dining Area with Bi-folding doors, Useful Utility Room, Guests Cloakroom / W.C, Versatile Office, First & Second Floor Landings, Gorgeous Sitting Room with Double Doors Open to a Lovely Balcony Decking Area, Four Large & Well Proportioned Bedrooms (All furnished with a Comprehensive Range of Fitted Wardrobes), Master Bedroom with Luxury En-Suite Shower Room, Modern Well Appointed House Bathroom & Additional 'Jack-n-Jill' Shower Room. Externally with Tarmac Driveway, Garage and STUNNING REAR GARDEN which is Secluded & has a Well Maintained Lawn & Various Patio / Decking Areas.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hallway

Stunning Re-Fitted Kitchen - 3.84m x 3.83m (12'7" x 12'6")

Stylish Living & Dining Area with Bi-folding Doors - 5m x 3m (16'4" x 9'10")

Versatile Office - 3.33m x 1.88m (10'11" x 6'2")

Guests Cloakroom / W.C & Useful Utility Room

FIRST FLOOR

Attractive & Spacious Sitting Room with Balcony Off - 5.91m x 3.32m (19'4" x 10'10")

Bedroom 2 - 3.9m x 2.83m (12'9" x 9'3")

Luxury 'Jack-n-Jill' Shower Room - 1.94m x 1.78m (6'4" x 5'10")

SECOND / TOP FLOOR

Bedroom 3 - 3.57m x 2.91m (11'8" x 9'6")

Bedroom 4 - 3.21m x 2.97m (10'6" x 9'8")

Bedroom 1 - 4.44m x 2.91m (14'6" x 9'6")

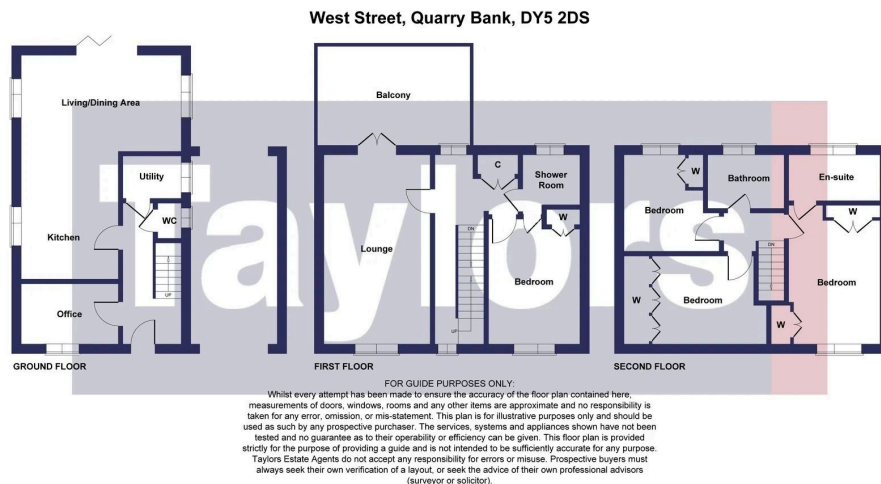
Modern En-Suite Shower Room - 2.9m x 1.43m (9'6" x 4'8")

OUTSIDE

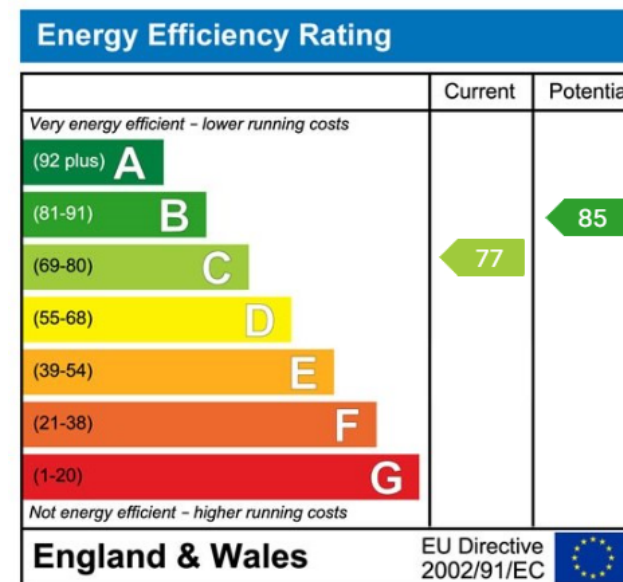
Impressive Driveway, Garage & Gorgeous Well Landscaped Rear Garden

EPC: C. Council Tax Band: E. All main services connected. 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).





- STUNNING & EXPENSIVELY APPOINTED, EXECUTIVE, DETACHED RESIDENCE
- GORGEOUS WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- INCREDIBLY DECEPTIVE & TREMENDOUSLY SPACIOUS THREE STOREY LAYOUT
- TWO FURTHER MODERN SHOWER ROOMS
- BEAUTIFUL SITTING ROOM WITH DOUBLE DOORS OPENING TO A WONDERFUL BALCONY / DECKING AREA
- FOUR LARGE & WELL PROPORTIONED BEDROOMS
- KITCHEN BEING OPEN PLAN TO STYLISH LOUNGE & DINING AREA WITH BI-FOLDING DOORS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- IMMACULATELY MAINTAINED THROUGHOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING



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.