



Taylors

New Street, Quarry Bank, Brierley Hill, DY5 2BB

Offers In Region Of £275,000

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A BEAUTIFULLY APPOINTED & ATTRACTIVELY PRESENTED, THREE BEDROOM, LINK-DETACHED RESIDENCE conveniently situated within the POPULAR & DESIRABLE AREA of QUARRY BANK, and furthermore encompassing a SUPERBLY PROPORTIONED & DECEPTIVELY SPACIOUS layout of accommodation with both Gas Central Heating & Majority Double Glazing. This NICELY MAINTAINED & VERY WELL ARRANGED PROPERTY offers a WONDERFUL OPPORTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to acquire a SPLENDID FAMILY HOME which is NICELY DECORATED throughout and all together offers the IDEAL COMBINATION of modern living, spacious accommodation and a hugely CONVENIENT residential location. This SUPERB HOME has a FANTASTIC RANGE of LOCAL AMENITIES (Such as Merry Hill Shopping Complex), Regular Transport Links (Such as Cradley Heath Train Station) and SOUGHT AFTER PRIMARY SCHOOLING close by, combined with having QUARRY BANK HIGH STREET along with its variety of shops, pubs & restaurants within walking distance. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Attractive & Spacious Sitting Room, Stunning Well Fitted Dining Kitchen with Integrated Appliances, Laundry, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Shower Room. Furthermore, this BEAUTIFUL HOME is for sale with NO UPWARD CHAIN and is complemented with a Large Tarmac Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Garage and Attractive Rear Garden with Well Maintained Lawn, Raised Decking Area & Initial Patio for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Attractive Sitting Room - 4.48m x 3.82m (14'8" x 12'6")

(Measurements taken at widest available points)

Stunning Well Fitted Dining Kitchen - 4.78m x 2m (15'8" x 6'6")

Laundry - 3.73m x 2.52m (12'2" x 8'3")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.49m x 2.58m (11'5" x 8'5")

Bedroom 2 - 3.3m x 2.8m (10'9" x 9'2")

Bedroom 3 - 2.52m x 2.36m (8'3" x 7'8")

Luxury Re-Appointed House Shower Room - 2.05m x 1.95m (6'8" x 6'4")

OUTSIDE

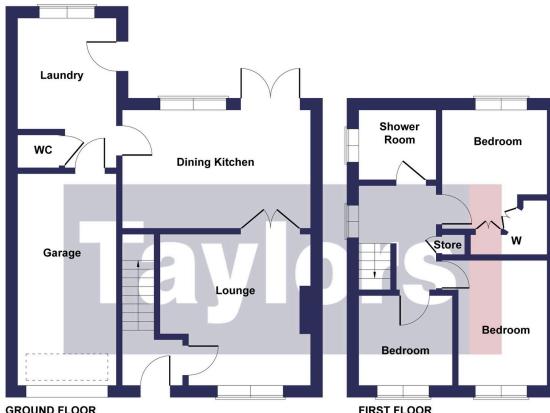
Impressive Tarmac Driveway

Garage - 5.35m x 2.49m (17'6" x 8'2")

Lovely Rear Garden

EPC: C. Council Tax Band: C. 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 high (Surface water) - very low (Rivers and the sea) risk of yearly flooding. Tenure: Freehold.





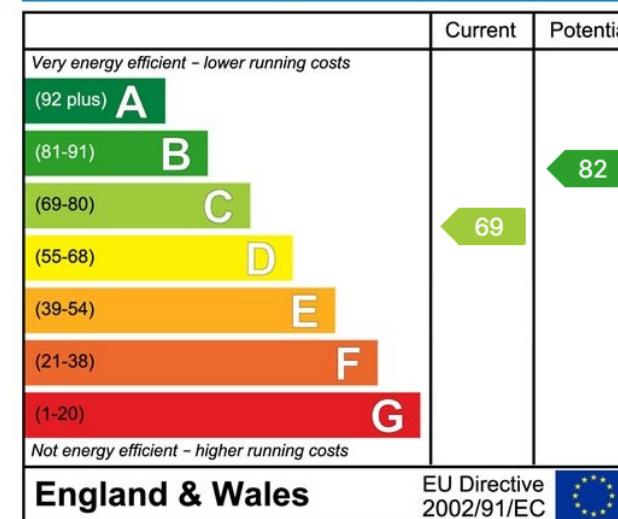
FOR GUIDE PURPOSES ONLY:

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- BEAUTIFULLY APPOINTED & ATTRACTIVELY PRESENTED, LINK-DETACHED RESIDENCE
- LUXURY RE-APPOINTED HOUSE SHOWER ROOM
- NO UPWARD CHAIN
- IMPRESSIVE TARMAC DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- STUNNING WELL FITTED DINING KITCHEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EARLY VIEWING ESSENTIAL
- QUARRY BANK HIGH STREET WITHIN WALKING DISTANCE
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS

Energy Efficiency Rating



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.