



Taylors

Coppice Close, Quarry Bank, Brierley Hill, DY5 1DF

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A THOUGHTFULLY ENLARGED & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER & DESIRABLE Cul-De-Sac, and furthermore encompassing a DECEPTIVELY SPACIOUS & MOST APPEALING Layout of accommodation with Double Glazing, Gas Central Heating and a FULL RECENT (2026) RE-WIRE. This DELIGHTFULLY ARRANGED & GOOD SIZED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is NICELY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Practical Family Living, Flexible Living Accommodation & a Hugely Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the ACCOMMODATION on offer, which in brief comprises: Reception Hall, Spacious Well Fitted Kitchen Breakfast Room, Good Sized Sitting Room being OPEN PLAN to a Distinct Dining Room Area, Delightful Double Glazed Conservatory Addition, Useful Utility Room, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Shower Room. Externally with Lengthy Paved Driveway which provides AMPLE OFF ROAD PARKING, Lawned Fore Garden, Good Sized Garage with Remote Controlled Door and Secluded Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining. Potential BUYERS would also like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Spacious Well Fitted Kitchen Breakfast Room - 3.43m x 3.22m (11'3" x 10'6")

Pleasant Lounge - 5.17m x 3.38m (16'11" x 11'1")

Distinct Dining Room Area - 2.62m x 2.18m (8'7" x 7'1")

Delightful Conservatory - 4.92m x 2.18m (16'1" x 7'1")

Useful Utility - 2.66m x 2.55m (8'8" x 8'4")

FIRST FLOOR

Bedroom 1 - 3.16m x 2.99m (10'4" x 9'9")

Bedroom 2 - 2.98m x 2.95m (9'9" x 9'8")

Bedroom 3 - 2.1m x 2.08m (6'10" x 6'9")

Modern Well Appointed House Shower Room - 2.06m x 1.74m (6'9" x 5'8")

OUTSIDE

Good Sized Paved Driveway

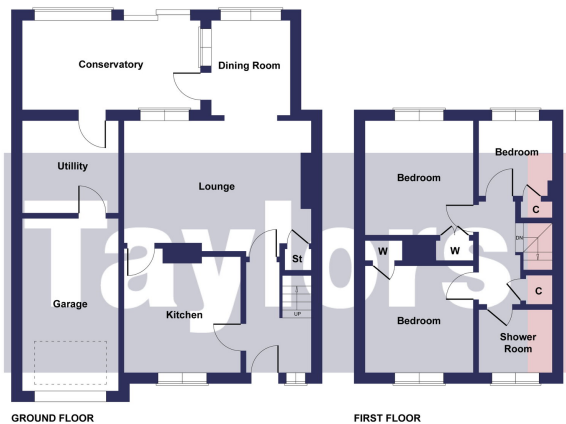
Garage - 4.32m x 2.66m (14'2" x 8'8")

Lovely & Secluded Rear 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. 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).

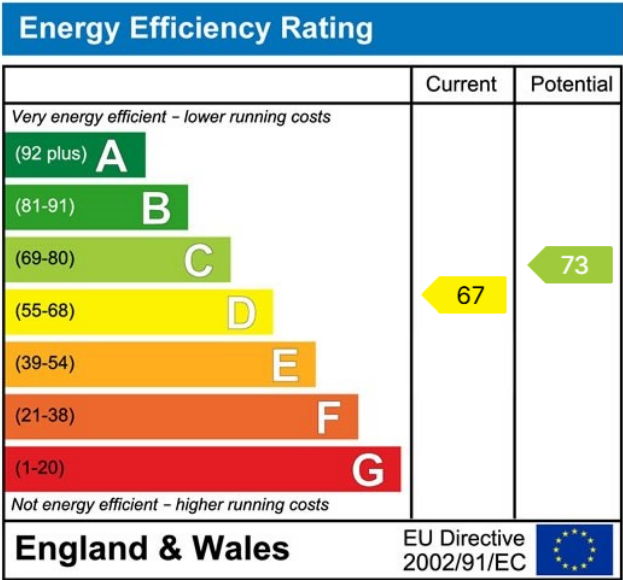


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- THOUGHTFULLY ENLARGED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE GENEROUSLY SIZED FIRST FLOOR BEDROOMS
- EXTENSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- MODERN WELL APPOINTED HOUSE SHOWER ROOM
- MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION CLOSE BY
- NO UPWARD CHAIN
- LOVELY & SECLUDED REAR GARDEN
- EXTREMELY SOUGHT AFTER 'CUL-DE-SAC' LOCATION
- DELIGHTFUL DOUBLE GLAZED CONSERVATORY ADDITION
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS



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.