



Taylors

Park Walk, Quarry Bank, Brierley Hill, DY5 2HU

3 1 1



A CHARACTERFUL & TRADITIONAL, BAY FRONTED & INDIVIDUAL, THREE BEDROOM, DETACHED RESIDENCE superbly & enviably situated within this EXTREMELY SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a CHARMING & SPLENDIDLY PROPORTIONED Layout of accommodation with Majority Double Glazing & Gas Central Heating. This HANDSOME & ELEGANT PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING & RARE OPPORTUNITY to purchase a DISTINCTIVE & GOOD SIZED FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Practical Family Living, Very Well Presented 'Ready-to-move-into' Accommodation and a TRULY STUNNING RESIDENTIAL LOCATION. For sale with NO UPWARD CHAIN, the property offers potential buyers a blank canvas in which to create their dream home, with the potential to blend contemporary style and comfort with the property's inherent character. The generous proportions and brilliant room sizes provide an excellent foundation for sympathetic refurbishment or imaginative redesign and overall offers HUGE POTENTIAL to EXTEND (Subject to the usual planning permissions) & to create a WONDERFUL FAMILY HOME. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD & POTENTIAL of the accommodation on offer, which in brief comprises: Impressive Reception Hall, Incredibly Spacious Dual Aspect Through Lounge with Dining Area, Well Fitted Breakfast Kitchen Room, Landing, Three Well Proportioned First Floor Bedrooms (Master Bedroom with Fitted Wardrobes) and Well Appointed House Bathroom. Externally with Extensive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage and Truly Wonderful & Secluded Rear Garden with Good Sized & Well Maintained Lawn and Initial Patio Area for Alfresco Dining. The Garden also provides AMPLE SPACE & POTENTIAL for Extensions should any prospective buyer wished to enhance & enlarge the property's current footprint (Subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Impressive Reception Hall

Incredibly Spacious Dual Aspect Through Lounge Diner - 8.05m x 3.63m (26'4" x 11'10")

Well Fitted Breakfast Kitchen - 4.17m x 3.51m (13'8" x 11'6")

FIRST FLOOR

Bedroom 1 - 4.37m x 3.63m (14'4" x 11'10")

Bedroom 2 - 3.64m x 3.6m (11'11" x 11'9")

Bedroom 3 - 2.41m x 2.05m (7'10" x 6'8")

Well Appointed House Bathroom

OUTSIDE

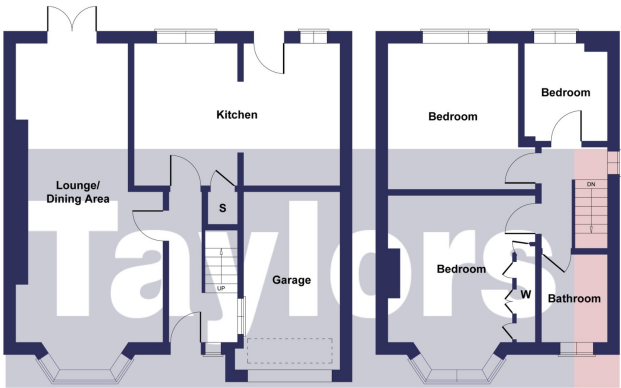
Extensive Block Paved Driveway & Garage

Wonderful & Secluded Rear Garden

EPC: E. Council Tax Band: D. 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).



Park Walk, Quarry Bank, DY5 2HU



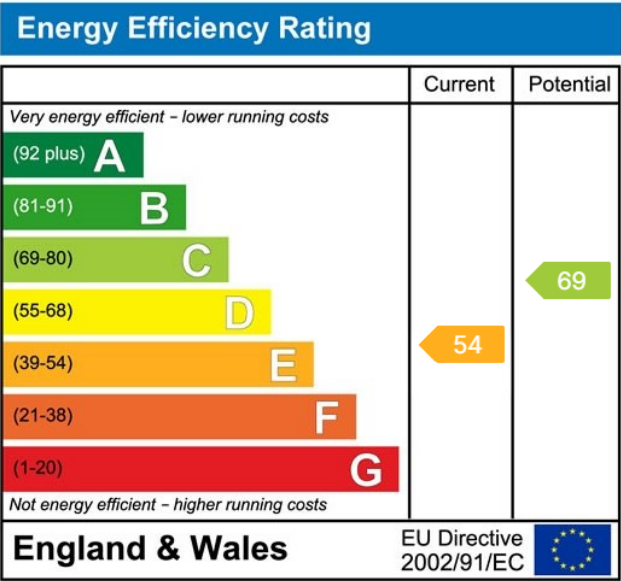
GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



- CHARACTERFUL & TRADITIONAL, BAY FRONTED & INDIVIDUAL, DETACHED RESIDENCE
- NO UPWARD CHAIN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- SUPERBLY SITUATED WITH VIEWS OVER LOOKING STEVENS PARK
- PERFECTLY SUITED FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- IMMACULATELY MAINTAINED & VERY WELL PRESENTED THROUGHOUT
- EXTREMELY SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION
- WONDERFUL & SECLUDED REAR GARDEN
- HUGE POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY



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.