



Taylor's

Chancery Way, Quarry Bank, Brierley Hill, DY5 1UJ

Offers In Region Of £285,000

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Enjoying a FANTASTIC CORNER PLOT POSITION within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, is this BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE which offers a SUPERB OPPORTUNITY for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS to purchase a MOST APPEALING PROPERTY with a SPACIOUS DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT. This IMPRESSIVE PROPERTY is pleasantly situated within this SOUGHT AFTER PART of Quarry Bank, which has an EXCELLENT RANGE of POPULAR SCHOOLING & Regular Transport Links close by, combined with having MERRY HILL SHOPPING CENTRE & SALTWELLS NATURE reserve within walking distance. An early viewing is ESSENTIAL to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Attractive Sitting Room, Modern Well Fitted Dining Kitchen, Delightful Conservatory, Landing, Three Well Proportioned Bedrooms & Stunning Re-Appointed Bathroom. EXTERNALLY, the property boasts a HUGE GARAGE, LARGE & PRIVATE GARDEN with Well Maintained Lawn & Initial Patio Area for Alfresco Dining, GOOD SIZED DRIVEWAY which provides AMPLE OFF ROAD PARKING and ADDITIONAL LAND to the side with a variety of potential uses.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch

Attractive Sitting Room - 4.7m x 3.71m (15'5" x 12'2")

Well Fitted Dining Kitchen - 4.8m x 3.2m (15'8" x 10'5")

Delightful Conservatory - 2.79m x 2.51m (9'1" x 8'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.83m x 2.79m (12'6" x 9'1")

Bedroom 2 - 3.07m x 2.77m (10'0" x 9'1")

Bedroom 3 - 2.03m x 2.01m (6'7" x 6'7")

Modern Bathroom - 1.78m x 1.62m (5'10" x 5'3")

OUTSIDE

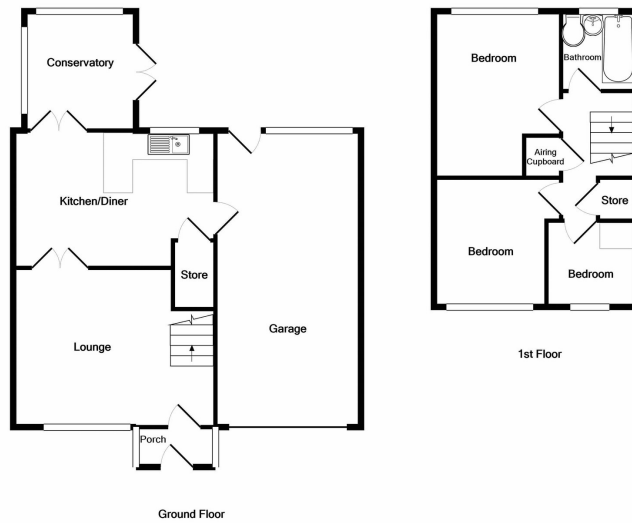
Impressive Driveway

Fantastic Garage

Lovely Rear Garden

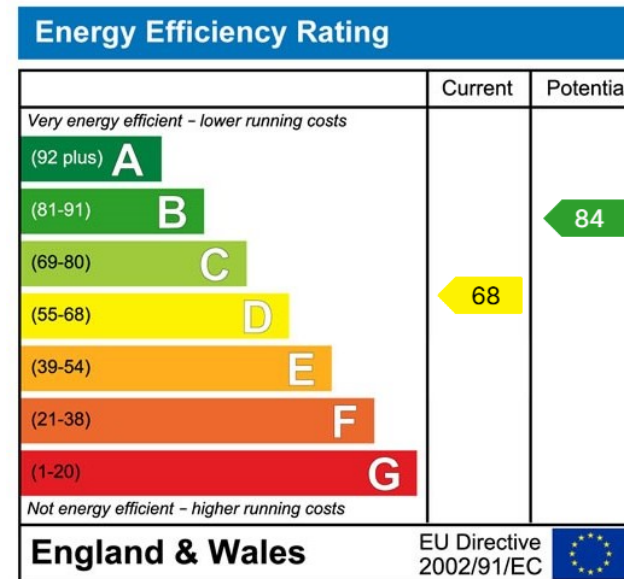
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked 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).





Chancery Way, Dy5 1uj
 Measurements are approximate. Not to scale. Illustrative purposes only
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- THOUGHTFULLY ENLARGED & BEAUTIFULLY PRESENTED, DETACHED RESIDENCE
- IMPRESSIVE DRIVEWAY & EXCELLENT SIZED GARAGE
- FANTASTIC CORNER PLOT POSITION
- ADDITIONAL LAND TO THE SIDE WITH FANTASTIC POTENTIAL
- ATTRACTIVELY DECORATED & VERY WELL MAINTAINED THROUGHOUT
- STUNNING RE-APPOINTED BATHROOM
- WELL FITTED KITCHEN BEING OPEN PLAN TO DINING AREA
- LARGE & PRIVATE REAR GARDEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- CLOSELY SITUATED TO MERRY HILL SHOPPING CENTRE



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.