



Taylors

Grosvenor Way, Brierley Hill, DY5 2LL

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Enjoying an impressive 'corner' position, this IMPRESSIVE DETACHED BUNGALOW offers a ATTRACTIVELY APPOINTED and GENEROUS layout of accommodation, which includes TWO GOOD SIZED BEDROOMS. The property is further enhanced by the DRIVE/ PARKING, GARAGE and a ATTRACTIVELY LANDSCAPED, PRIVATE REAR/ SIDE GARDEN. Available with NO UPWARD CHAIN. The SPACIOUS layout includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: reception hall, large lounge/ diner with french doors to the rear garden. The modern fitted kitchen includes integrated hob, oven and has a door to the CONSERVATORY/ GARDEN ROOM. There are TWO GOOD SIZED BEDROOMS and a modern refitted shower room. Occupying an attractive corner position, the bungalow is set back from the road behind a driveway, providing off-road parking and access to the garage. Well-maintained front and side gardens enhance the property's kerb appeal. To the rear, a beautifully landscaped and private garden offers an excellent outdoor space, featuring a large paved patio ideal for entertaining, complemented by established, well-stocked borders. The side garden includes an artificial lawn, gated side access, a garden shed, and a small caravan. Situated in the popular and convenient location of Grosvenor Way, the property is within easy reach of local shops, supermarkets, well-regarded schools, and regular public transport services. Merry Hill Shopping Centre and Stourbridge town centre are both just a short distance away, providing a wide range of shopping, restaurants, and leisure facilities.

Reception Hall - 3.02m x 1.14m (9'11" x 3'9")

Lounge - 5.61m x 3.66m (18'5" x 12'0")

Kitchen - 2.39m x 2.39m (7'10" x 7'10")

Conservatory/ Garden Room - 3.78m x 2.64m (12'5" x 8'8")

Bedroom 1 - 3m x 3.61m (9'10" x 11'10") max.

Bedroom 2 - 2.97m x 2.44m (9'9" x 8'0") max.

Shower Room - 2.24m x 1.65m (7'4" x 5'5")

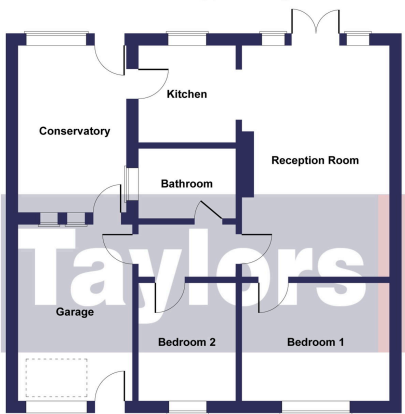
Garage - 4.52m x 2.79m (14'10" x 9'2")

Tenure: FREEHOLD. **Construction:** standard brick walls and tiled roof. **Services:** All main services are connected. **Broadband/Mobile coverage:** Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. **Current Flood Risk Assessment:** Very Low. **Council Tax Band C.** **EPC D.**

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).



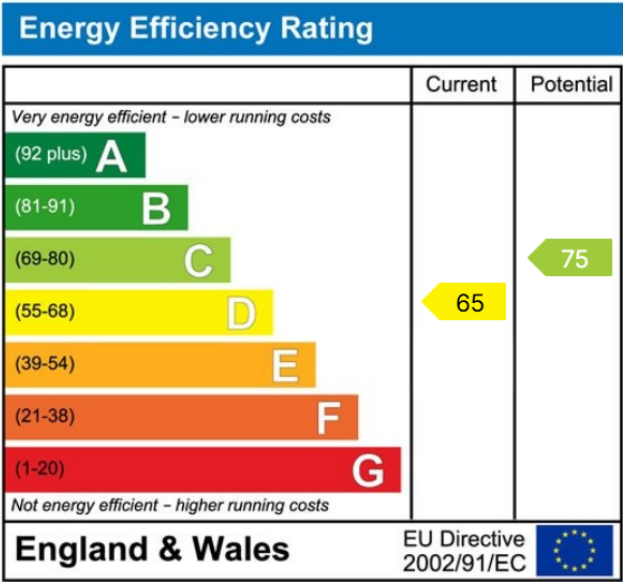
Grosvenor Way, Quarry Bank



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- DETACHED BUNGALOW
- TWO BEDROOMS
- CORNER POSITION
- GARAGE
- CONVENIENT FOR AMENITIES
- AVAILABLE WITH NO UPWARD CHAIN
- CONSERVATORY/ GARDEN ROOM
- DRIVE/ PARKING
- LANDSCAPED REAR GARDEN
- VERY WELL PRESENTED



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.