



Taylors

Nottingham Way, Quarry Bank, Brierley Hill, DY5 1UH

Offers In Region Of £260,000

3 1 2



This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, DETACHED RESIDENCE is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has Merry Hill Shopping Complex close by, and furthermore encompasses a GOOD SIZED & MOST APPEALING layout of accommodation with both Double Glazing & Gas Central Heating. This SIZEABLE PROPERTY has a FANTASTIC range of SOUGHT AFTER SCHOOLING within close proximity and together with being with IDEALLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, in brief comprises: Entrance Porch, Spacious Sitting Room, Dining Room, Fitted Kitchen, Landing, Three LARGE First Floor Bedrooms & House Bathroom with Separate W.C. Furthermore with Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage & Pleasant Rear Garden. An EARLY VIEWING is ADVISED if to appreciate this WELL ARRANGED FAMILY HOME and to do so, please call our Brierley Hill Office!

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Spacious Sitting Room - 4.96m x 3.95m (16'3" x 12'11")

Dining Room - 2.95m x 2.69m (9'8" x 8'9")

Fitted Kitchen - 3.29m x 2.69m (10'9" x 8'9")

FIRST FLOOR

Landing

Bedroom 1 - 3.86m x 3.05m (12'7" x 10'0")

Bedroom 2 - 3.09m x 2.73m (10'1" x 8'11")

Bedroom 3 - 3.23m x 2.88m (10'7" x 9'5")

House Bathroom

Separate W.C

OUTSIDE

Driveway

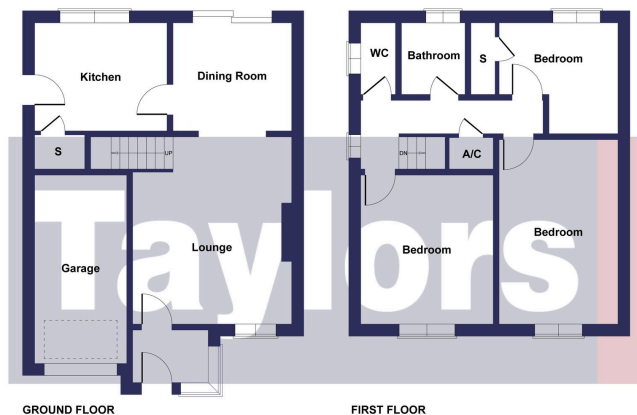
Garage

Pleasant Rear Garden

EPC: C. 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.



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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).

- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, DETACHED RESIDENCE
- MOST APPEALING & GOOD SIZED LAYOUT
- PLEASANT REAR GARDEN
- SOUGHT AFTER SCHOOLING CLOSE BY
- PERFECT FOR GROWING FAMILIES OR FIRST TIME BUYERS
- THREE LARGE FIRST FLOOR BEDROOMS
- SIZEABLE DRIVEWAY
- MERRY HILL SHOPPING COMPLEX WITHIN WALKING DISTANCE
- EARLY VIEWING ADVISED
- GARAGE



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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