



4 Coppice Close,
Quarry Bank, DY5 1DF

Taylor's

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HIGHLY INDIVIDUAL & UNIQUE, CHARACTERFUL, DETACHED RESIDENCE

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Spacious Sitting Room - 21' 2" x 12' 3" (6.45m x 3.73m)
 - Separate Dining Room - 12' 8" x 12' 3" (3.86m x 3.73m)
- Modern Well Fitted Dining Kitchen - 12' 9" x 12' 3" (3.88m x 3.73m)
 - Rear Hall
 - Utility Room - 7' 8" x 5' 10" (2.34m x 1.78m)
 - Ground Floor Shower Room - 7' 6" x 5' 6" (2.28m x 1.68m)
- Side Porch / Potential Desk Space - 6' 7" x 5' 6" (2.01m x 1.68m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 14' 1" x 12' 1" (4.29m x 3.68m)
 - Bedroom 2 - 12' 2" x 10' 3" (3.71m x 3.12m)
 - Bedroom 3 - 12' 5" x 9' 2" (3.78m x 2.79m)
 - Bedroom 4 - 12' 3" x 8' 1" (3.73m x 2.46m)
- Well Appointed First Floor Shower Room - 6' 9" x 6' 3" (2.06m x 1.90m)
 - First Floor W.C
 - OUTSIDE
 - Extensive Driveway
 - Good Sized Garage
 - Superb Wrap Around Garden
 - FURTHERMORE WITH
 - Cellar
 - Versatile Loft Space
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS
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These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



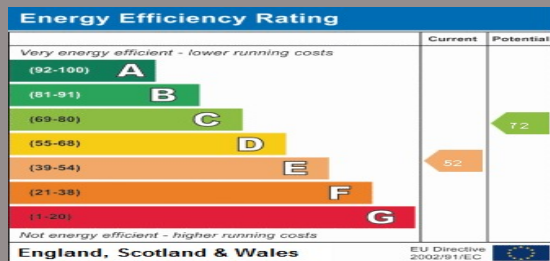
This HIGHLY INDIVIDUAL & BEAUTIFULLY PROPORTIONED, UNIQUE & CHARACTERFUL, FOUR BEDROOM, DETACHED RESIDENCE is superbly situated within this EXCLUSIVE CUL-DE-SAC, and furthermore encompasses a CHARMING yet TREMENDOUSLY SPACIOUS layout of accommodation, of which is PERFECTLY SUITED for FAMILIES. This HANDSOME PROPERTY has an EXTENSIVE RANGE of POPULAR Schooling, Local Amenities (such as Merry Hill Shopping Complex) & Convenient Transport Links (i.e - Cradley Heath Train Station) close by and together with being for sale with NO UPWARD CHAIN, encompasses HUGE / WONDERFUL POTENTIAL to EXTEND (subject to Planning) / IMPROVE and furthermore to create a truly magnificent FAMILY HOME. An early VIEWING is ESSENTIAL to appreciate this SUPERB PROPERTY, which in brief comprises: Reception Hall, Two Large & Re-Decorated Reception Rooms, Modern Well Fitted Kitchen Diner, Luxury Ground Floor Shower Room, Useful Utility Room, Rear Hall, Side Porch / Potential Desk Space, Cellar, Landing, Four Substantial First Floor Bedrooms, Well Appointed First Floor Shower Room & First Floor W.C. Furthermore with Extensive Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Large Lawned Fore Garden, Good Sized Garage, Superb Wrap Around / Secluded Rear Garden, Versatile Loft Space, Gas Central Heating & Double Glazing. Tenure: Freehold. 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.

BHS10013

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 himself 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 in relation to this property.





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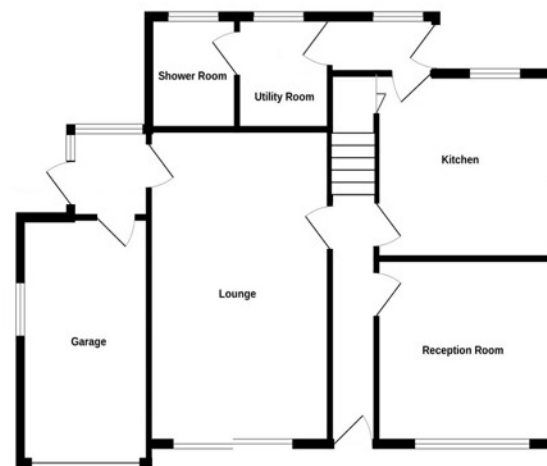


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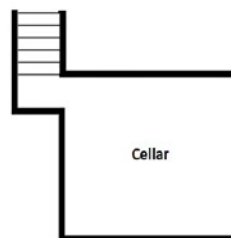
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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