



3 Marion Close,
Quarry Bank, DY5 1UN

Taylor's

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*SUPERBLY PRESENTED & WONDERFULLY
EXTENDED, SEMI-DETACHED RESIDENCE
FOR SALE WITH NO UPWARD CHAIN*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Attractive Lounge - 12' 6" x 12' 2" (3.81m x 3.71m)
- Stunning Breakfast Kitchen with Integrated Appliances - 15' 7" x 10' 6" (4.75m x 3.20m)
- Delightful Conservatory - 15' 3" x 12' 10" (4.64m x 3.91m)
 - Office Area - 8' 5" x 7' 4" (2.56m x 2.23m)
 - Utility - 10' 6" x 8' 3" (3.20m x 2.51m)
 - Guests Cloakroom / W.C
- Spacious Dining Room / Further Reception Room - 18' 9" x 8' 3" (5.71m x 2.51m)
 - FIRST FLOOR
 - Landing
 - Bedroom 1 - 10' 6" x 8' 9" (3.20m x 2.66m)
 - Bedroom 2 - 10' 2" x 9' 3" (3.10m x 2.82m)
 - Bedroom 3 - 6' 9" x 6' 8" (2.06m x 2.03m)
 - Luxury Re-Appointed Shower Room - 6' 4" x 5' 5" (1.93m x 1.65m)
 - OUTSIDE
 - Large Tarmac Driveway
 - Beautifully Landscaped Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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.



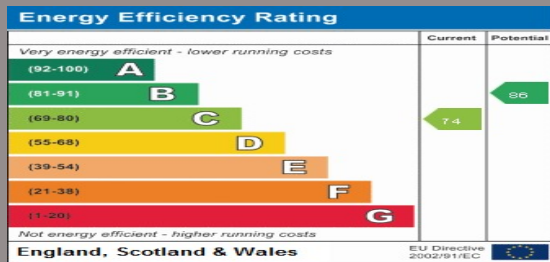
This superbly presented & wonderfully extended, three bedroom, semi-detached residence is beautifully situated within this desirable & sought after close, which has Merry Hill Shopping complex & Saltwells Nature Reserve close by and furthermore encompasses a stunning & expensively appointed layout of accommodation, of which is immaculately maintained throughout. This splendid & remarkably spacious property is perfectly suited for growing families or the more discerning first time buyers and together with being for sale with NO UPWARD CHAIN, encompasses a versatile, Double Glazed & Gas Centrally Heated Layout of accommodation, which in brief comprises: Reception Hall, Attractive Sitting Room, Stunning Well Fitted Breakfast Kitchen with Integrated Appliances, Delightful Conservatory, Useful Utility Area, Office / Study, Guests Cloakroom, Spacious Dining Room / Further Reception Room with Vaulted Ceiling, Landing, Three Well Proportioned First Floor Bedrooms & Luxury White Suite Shower Room. Furthermore with Impressive Tarmac Driveway which provides off road parking & Beautifully Landscaped Astro Turf Rear Garden which is low maintenance and has a Timber Shed / Summerhouse and a LOVELY PATIO AREA for alfresco dining. Tenure: Freehold. EPC: C. Council Tax Band: B. 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).

BHS10125

MISREPRESENTATION ACT 1967

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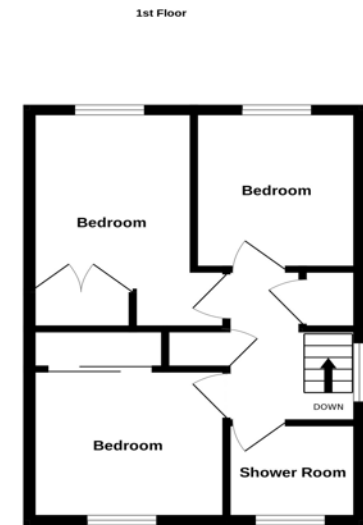
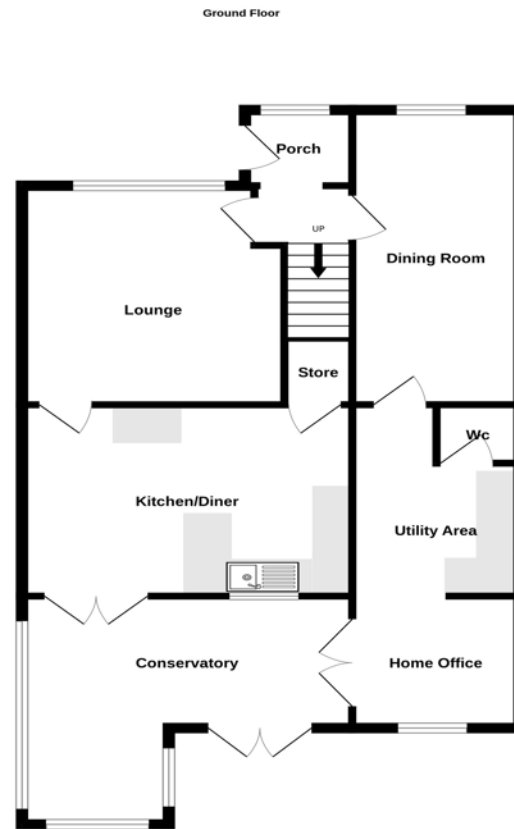
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