



17a Birch Coppice,
Quarry Bank, DY5 1AP

Taylor's

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BEAUTIFULLY PRESENTED & INDIVIDUALLY DESIGNED, THREE STOREY, DETACHED RESIDENCE

- ROOM DIMENSIONS
- GROUND FLOOR
 - Hall
 - Guests Cloakroom - 5' 9" x 4' 5" (1.75m x 1.34m)
 - Living Room - 11' 7" x 14' 11" (3.54m x 4.54m)
- Kitchen / Dining Room - 16' 9" x 14' 11" (5.10m x 4.54m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 5" x 14' 11" (3.49m x 4.54m)
 - Bedroom 2 - 7' 10" x 13' 8" (2.38m x 4.17m)
 - Bathroom - 6' 7" x 6' 7" (2.01m x 2.01m)
- TOP FLOOR
 - Top Floor Landing
 - Bedroom 3 - 17' 10" x 14' 10" (5.43m x 4.52m)
 - Cloakroom - 4' 4" x 3' 7" (1.31m x 1.10m)
- OUTSIDE
 - Driveway
 - 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.

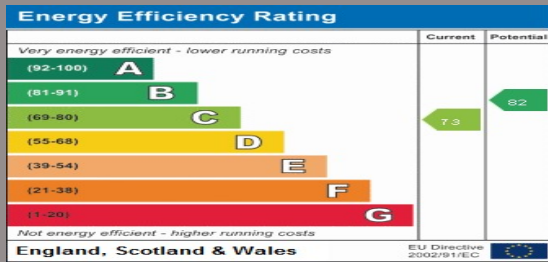


This BEAUTIFULLY PRESENTED & INDIVIDUALLY DESIGNED, THREE BEDROOM, THREE STOREY, DETACHED RESIDENCE is wonderfully situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which is closely located to SALTWELLS NATURE RESERVE & MERRY HILL SHOPPING COMPLEX, and furthermore encompasses a HUGELY DECEPTIVE & TREMENDOUSLY SPACIOUS LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This EXPENSIVELY APPOINTED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES and in brief comprises: Entrance Hallway, Guests Cloakroom, Spacious Sitting Room, Attractive Well Fitted Kitchen with Dining Area, First Floor Landing, Two Double First Floor Bedrooms, Modern Well Appointed House Bathroom, Top Floor Landing & Top Floor Master Bedroom with W.C / Cloakroom Off. Furthermore with a LARGE BLOCK PAVED DRIVEWAY which provides OFF ROAD PARKING for NUMEROUS VEHICLES, Secluded Rear Garden with Initial Patio Area for Alfresco Dining & also having an EXCELLENT RANGE of POPULAR SCHOOLING close by, together with being conveniently situated for CRADLEY HEATH TRAIN STATION & STEVENS PARK. EPC: C/Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: Brick. Tenure: Freehold. BHS10004

MISREPRESENTATION ACT 1967

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