



23b Bower Lane,
Quarry Bank, DY5 2DG

Taylor's

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IMMACULATELY MAINTAINED & BEAUTIFULLY DECORATED, THOUGHTFULLY ENLARGED, SEMI-DETACHED FAMILY HOME

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Luxury Shower Room
 - Dining Kitchen - 15' 9" x 7' 0" (4.80m x 2.13m)
 - Lounge - 15' 1" x 13' 9" (4.59m x 4.19m)
- Conservatory / Garden Room - 13' 2" x 7' 1" (4.01m x 2.16m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 14' 10" x 9' 8" (4.52m x 2.94m)
 - Bedroom 2 - 10' 2" x 8' 7" (3.10m x 2.61m)
 - Bedroom 3 - 10' 2" x 5' 9" (3.10m x 1.75m)
 - Modern House Bathroom - 8' 7" x 5' 6" (2.61m x 1.68m)
- OUTSIDE
 - Driveway
 - Garage Store
 - Beautiful & Established 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.

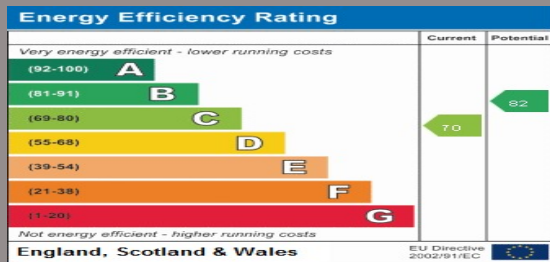


This IMMACULATELY MAINTAINED & BEAUTIFULLY DECORATED, THOUGHTFULLY ENLARGED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME enjoys a SPLENDID position within this desirable QUARRY BANK LOCATION and offers an EXTREMELY HIGH SPECIFICATION layout of ATTRACTIVELY PRESENTED and EXPENSIVELY APPOINTED accommodation which includes DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL PROPORTIONED & GOOD SIZED PROPERTY has MERRY HILL SHOPPING COMPLEX, QUARRY BANK HIGH STREET, STEVENS PARK & CRADLEY HEATH TRAIN STATION close by and combined with being PERFECTLY SUITED for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Spacious Reception Hall, Attractive Sitting Room, Extended Well Fitted Kitchen with Dining Area & Integrated Appliances, Delightful Garden Room / Conservatory, Luxury Ground Floor Shower Room, Impressive Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed Bathroom. Furthermore with pretty foregarden, Driveway which provides OFF ROAD PARKING, Garage Store & Beautifully Landscaped and Established Rear Garden with initial patio area for alfresco dining! NO UPWARD CHAIN! Tenure: Freehold. 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).
BHS10103

MISREPRESENTATION ACT 1967

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Agents contact details:
 84 to 86 High Street,
 BRIERLEY HILL,
 DY5 3AW
 t. 01384 265265
 f.01384 480824
 e. brierleyhill@taylorsestateagents.co.uk

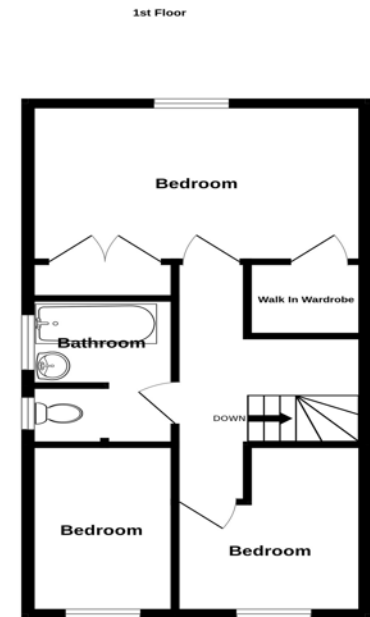
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