



18 Coppice Rise,
Quarry Bank, DY5 1DN

Taylor's

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BEAUTIFULLY PRESENTED, IMMACULATELY MAINTAINED & THOUGHTFULLY EXTENDED, EXECUTIVE, DETACHED FAMILY HOME

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Guests Cloakroom
- Attractive Sitting Room - 17' 7" x 14' 1" (5.36m x 4.29m)
- Separate Dining Room - 14' 1" x 10' 0" (4.29m x 3.05m)
- Modern Well Fitted Breakfast Kitchen - 18' 6" x 7' 5" (5.63m x 2.26m)
 - Utility - 8' 9" x 7' 7" (2.66m x 2.31m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 15' 5" x 7' 7" (4.70m x 2.31m)
 - Bedroom 2 - 14' 2" x 8' 8" (4.31m x 2.64m)
 - Bedroom 3 - 10' 9" x 7' 7" (3.27m x 2.31m)
 - Bedroom 4 - 7' 6" x 6' 3" (2.28m x 1.90m)
 - Bathroom 1 - 7' 4" x 7' 4" (2.23m x 2.23m)
 - Bathroom 2 - 7' 8" x 6' 1" (2.34m x 1.85m)
- OUTSIDE
 - Driveway
 - Garage
 - 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.



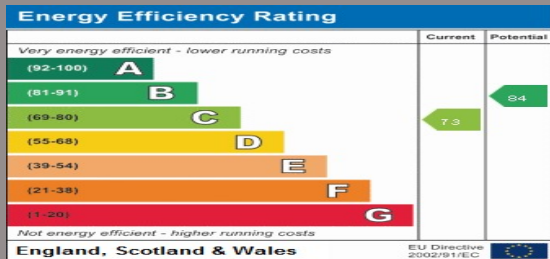
This BEAUTIFULLY PRESENTED, IMMACULATELY MAINTAINED & THOUGHTFULLY EXTENDED, EXECUTIVE, FOUR BEDROOM, DETACHED FAMILY HOME enjoys a SPLENDID CORNER PLOT position within this desirable RESIDENTIAL CUL-DE-SAC and offers an EXTREMELY HIGH SPECIFICATION layout of INCREDIBLY SPACIOUS and EXPENSIVELY APPOINTED accommodation which includes both DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL PROPORTIONED & GOOD SIZED PROPERTY has a SUPERB RANGE of SOUGHT AFTER SCHOOLING, AMENITIES & TRANSPORT LINKS (such as Merry Hill Shopping Complex & Cradley Heath Train Station) close by and combined with being PERFECTLY SUITED for FAMILIES, in brief comprises: Entrance Porch / Hall, Guests Cloakroom, Attractive Sitting Room, Separate Rear Dining Room, Stunning Well Fitted Breakfast Kitchen, Utility, Impressive Landing, Four Well Proportioned First Floor Bedrooms, TWO Luxury Well Appointed Bathrooms, Lawned Fore Garden with Adjoining Driveway which provides OFF ROAD PARKING, Garage & Low Maintenance Rear Garden with initial patio area for alfresco dining! Tenure: Freehold. EPC: TBC /Council Tax Band: D. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultrafast broadband is available at this property.

BHS9991

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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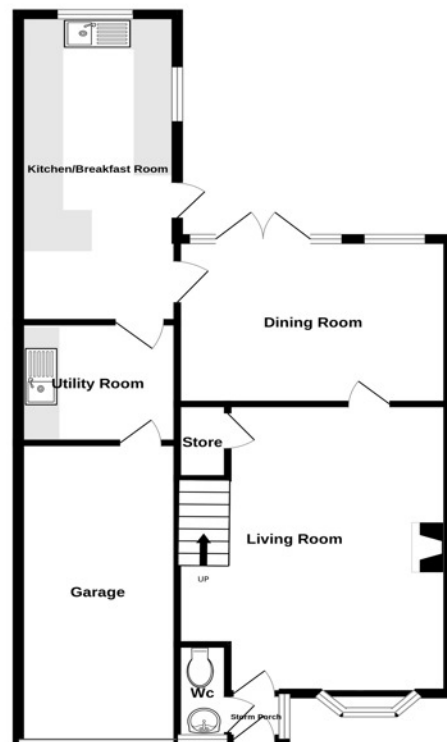


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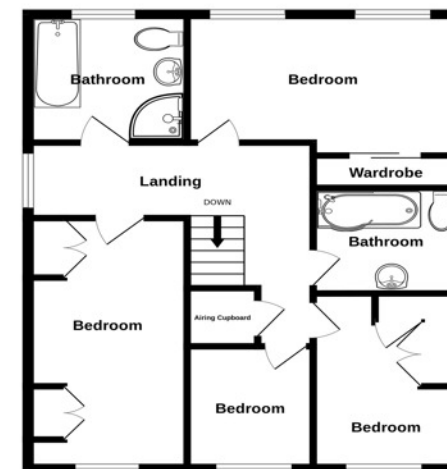
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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