



21a New Street,  
Quarry Bank, DY5 2BA

**Taylor's**



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## STUNNING & EXPENSIVELY APPOINTED, THREE STOREY, SEMI-DETACHED TOWNHOUSE

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Entrance Hallway
    - Guests Cloakroom / W.C
  - Modern Well Fitted Kitchen - 11' 9" x 4' 11" (3.58m x 1.50m)
  - Attractive Sitting Room - 14' 1" x 10' 5" (4.29m x 3.17m)
    - Conservatory - 10' 5" x 9' 6" (3.17m x 2.89m)
  - FIRST FLOOR
    - First Floor Landing
      - Bedroom 2 - 14' 1" x 7' 2" (4.29m x 2.18m)
      - Bedroom 3 - 14' 1" x 7' 2" (4.29m x 2.18m)
      - House Bathroom
    - TOP / SECOND FLOOR
      - Second Floor Landing
  - Master Bedroom - 12' 1" x 10' 2" (3.68m x 3.10m)
    - En-Suite
    - OUTSIDE
    - Driveway
  - Good Sized 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.





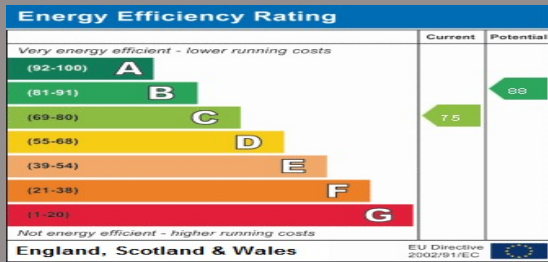
This STUNNING & EXPENSIVELY APPOINTED, THREE STOREY, THREE BEDROOM, SEMI-DETACHED TOWNHOUSE is PLEASANTLY & CONVENIENTLY situated with this POPULAR RESIDENTIAL LOCATION, which has Quarry Bank High Street, Merry Hill Shopping Complex, Cradley Heath Train Station along with a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING close by and furthermore is PERFECTLY suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS. This INCREDIBLY SPACIOUS and THOUGHTFULLY ENLARGED FAMILY HOME has been VERY WELL DESIGNED over THREE WELL PROPORTIONED, Double Glazed & Gas Centrally Heated floors and in brief is seen to comprise: Reception Hall, Guests Cloakroom/W.C, Stunning Well Fitted Kitchen, Stylishly Decorated Sitting Rooms, Attractive Conservatory Addition, First Floor Landing, Two Double First Floor Bedrooms, Modern House Bathroom & Top Floor Master Bedroom with Well Appointed En-Suite. Furthermore with Block Paved Driveway which provides OFF ROAD PARKING & Lovely Rear Garden with Initial Patio Area for Alfresco Dining and Entertaining. EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC: C/Council Tax Band: B. 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.

**BHS10068**

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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