



30 Sheriff Drive,
Quarry Bank, DY5 1UQ

Taylor's

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*ATTRACTIVELY PRESENTED &
MOST APPEALING, SEMI-DE-
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
- Attractive Sitting Room - 15' 6" x 12' 11" (4.72m x 3.93m)
- Separate Dining Room - 11' 0" x 7' 8" (3.35m x 2.34m)
- Fitted Kitchen - 10' 5" x 7' 5" (3.17m x 2.26m)
- FIRST FLOOR
- Landing
- Bedroom 1 - 10' 0" x 9' 4" (3.05m x 2.84m)
- Bedroom 2 - 10' 6" x 8' 8" (3.20m x 2.64m)
- Bedroom 3 - 6' 8" x 6' 4" (2.03m x 1.93m)
- Modern Shower Room - 6' 4" x 5' 6" (1.93m x 1.68m)
- OUTSIDE
- Driveway
- Garage
- Secluded 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.

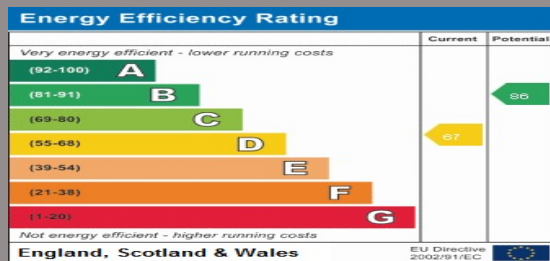


This ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED, MOST APPEALING, THREE BEDROOM, SEMI-DETACHED RESIDENCE is delightfully situated towards the head of this LOVELY & SOUGHT AFTER CUL-DE-SAC which has an EXCELLENT RANGE of POPULAR SCHOOLING close by, along with having MERRY HILL SHOPPING COMPLEX within walking distance, and furthermore offers a VERY WELL ARRANGED & IMMACULATELY MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This DECEPTIVELY SPACIOUS FAMILY HOME must be viewed at the earliest opportunity if to be fully appreciated & in brief is seen to comprise: Attractive Sitting Room, Separate Dining Room, Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Stunning Re-Appointed Shower Room. Furthermore with Driveway which provides OFF ROAD PARKING, Garage, Secluded Rear Garden and being closely situated to Saltwells Nature Reserve & Cradley Heath Train Station. EPC: D / Council Tax Band: B. BHS9903

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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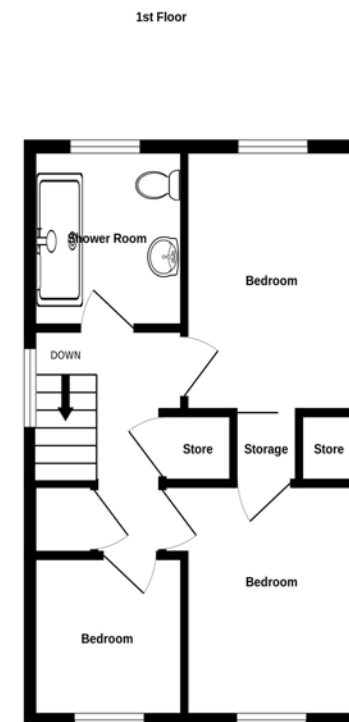
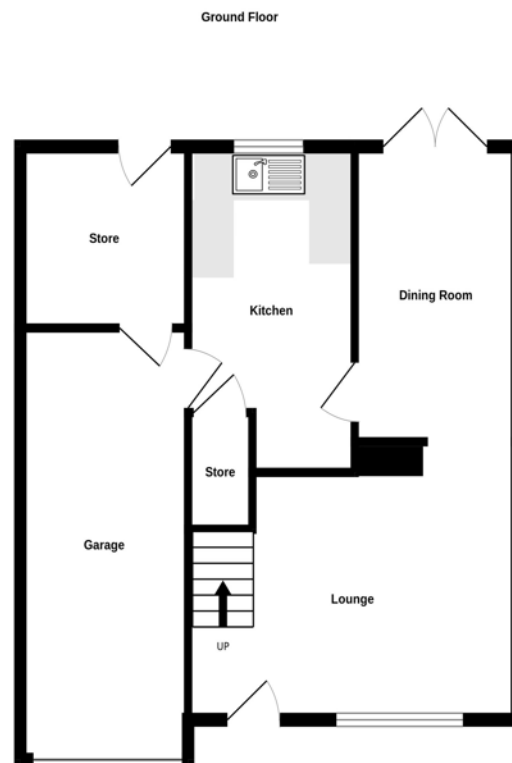
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