



Taylors

Belle Vue Road, Quarry Bank, Brierley Hill, DY5 1AD

2 1 2



An EXTREMELY CHARMING & DECEPTIVELY SPACIOUS, TWO BEDROOM, END-OF-TERRACE RESIDENCE superbly situated within this EXTREMELY DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS Layout of accommodation. This CHARACTERFUL & WELL PROPORTIONED PROPERTY is for sale with NO UPWARD CHAIN, and is located within this SOUGHT AFTER Part of Quarry Bank, which has an EXCELLENT RANGE of Regular Transport Links (Such as Cradley Heath Train Station), DESIRABLE SCHOOLING & Local Amenities close by, together with having both Merry Hill Shopping Complex & Saltwells Nature Reserve within walking Distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Incredibly Spacious Sitting Room being OPEN PLAN to a Distinct Dining Room Area, Rear Lobby, Fitted Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & House Bathroom. Externally with Extensive Lawned Fore Garden, Large Driveway which provides AMPLE OFF ROAD PARKING, Garage and Lovely Cottage Style Rear Garden with Well Maintained Lawn, Pretty Water Feature & Initial Patio Area for Alfresco Dining. This TRADITIONAL PROPERTY is for sale with NO UPWARD CHAIN, has LOVELY DISTANT FRONTAL VIEWS, and overall provides FANTASTIC POTENTIAL for YOUNG FAMILIES or FIRST TIME BUYERS to create a LOVELY & MOST APPEALING FAMILY HOME.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hallway

Spacious Sitting Room - 4.67m x 2.99m (15'3" x 9'9")

Pleasant Dining Area - 3.85m x 2.3m (12'7" x 7'6")

Rear Lobby

Fitted Kitchen - 4.23m x 2.07m (13'10" x 6'9")

FIRST FLOOR

Landing

Bedroom 1 - 4.1m x 2.68m (13'5" x 8'9")

Bedroom 2 - 3.01m x 2.65m (9'10" x 8'8")

House Bathroom - 2.45m x 1.52m (8'0" x 4'11")

OUTSIDE

Extensive Lawned Fore Garden

Good Sized Driveway

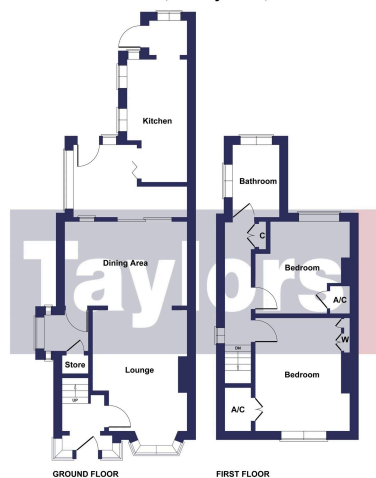
Garage

Lovely & Well Maintained Rear Garden

EPC: E. Council Tax Band: B. 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 with Gas Central Heating and a Combination of Double & Single Glazing (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

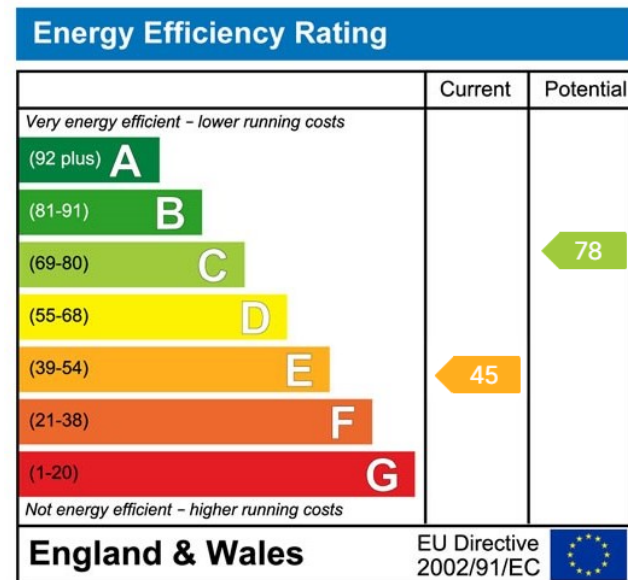


Belle Vue Road, Quarry Bank, DY5 1AD



FOR GUIDE PURPOSES ONLY.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- EXTREMELY CHARMING & DECEPTIVELY SPACIOUS, END-OF-TERRACE RESIDENCE
- EXTENSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- LOVELY COTTAGE STYLE REAR GARDEN
- EXCELLENT RANGE OF REGULAR TRANSPORT LINKS CLOSE BY
- MERRY HILL SHOPPING COMPLEX & SATLWELLS NATURE RESERVE WITHIN WALKING DISTANCE
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- HUGELY DESIRABLE RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.