



18 Lawnsdown Road,  
Quarry Bank, DY5 2EP

**Taylor's**

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*BEAUTIFULLY PRESENTED &  
THOUGHTFULLY EXTENDED,  
SEMI-DETACHED RESIDENCE*

## ROOM DIMENSIONS

### ▪GROUND FLOOR

- Entrance Porch
- Reception Hall

▪Spacious Sitting Room - 22' 1" x 11' 2" (6.73m x 3.40m)  
▪(Measurements taken at widest available points)

▪Extended Dining Area - 8' 2" x 7' 8" (2.49m x 2.34m)  
▪(Measurements taken at widest available points)

▪Modern & Enlarged Well Fitted Kitchen - 14' 2" x 8' 3" (4.31m x 2.51m)

▪(Measurements taken at widest available points)

▪Side Laundry / Store Room

### ▪FIRST FLOOR

▪Landing

▪Bedroom 1 - 10' 10" x 10' 10" (3.30m x 3.30m)

▪Bedroom 2 - 11' 1" x 8' 3" (3.38m x 2.51m)

▪(Measurements taken at widest available points)

▪Bedroom 3 - 8' 3" x 7' 0" (2.51m x 2.13m)

▪(Measurements taken at widest available points)

▪Well Appointed House Bathroom

▪OUTSIDE

▪Driveway



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.

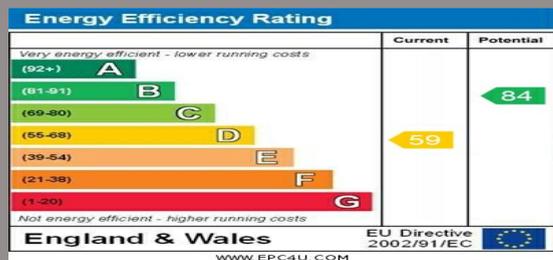
This BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETTACHED RESIDENCE is located within this EXTREMELY DESIRABLE RESIDENTIAL LOCATION, which has STEVENS PARK & MERRY HILL SHOPPING COMPLEX close by and furthermore encompasses an INCREDIBLY SPACIOUS & WELL MAINTAINED layout of accommodation with both majority DOUBLE GLAZING & GAS CENTRAL HEATING. This WELL PROPORTIONED & ENLARGED PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and together with being IDEALLY suited for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Entrance Porch, Hallway, Spacious & Extended Sitting Room with Dining Area, Modern Well Fitted Kitchen, Side Laundry / Store Room, Landing, Three Well Proportioned First Floor Bedrooms & Splendid Well Appointed House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Secluded & Good Sized Rear Garden, Useful Outbuilding with Great Potential and being well placed for CRADLEY HEATH TRAIN STATION combined with with an EXCELLENT RANGE of POPULAR LOCAL SCHOOLING. Tenure: Freehold. EPC: D. 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 (this must be checked by any potential buyers conveyancing solicitor / surveyor).

**BHS10166**

MISREPRESENTATION ACT 1967

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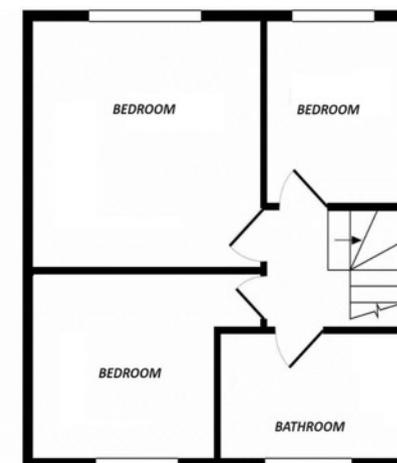
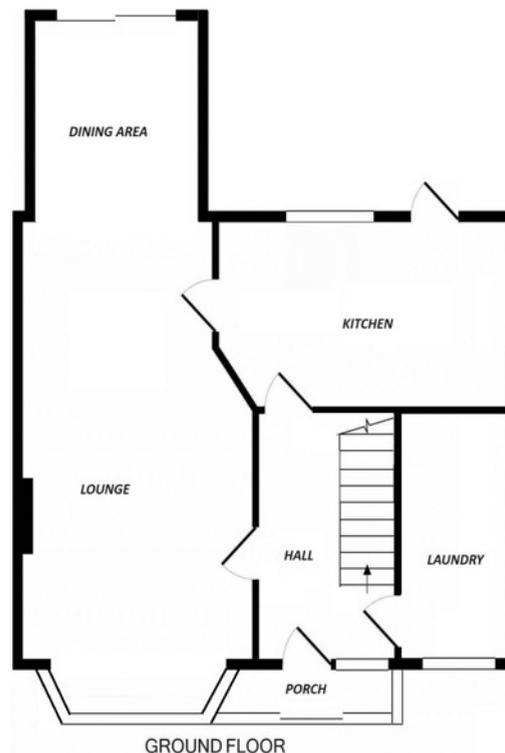
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1ST FLOOR

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