



9 Quarry Road,  
Dudley Wood, DY2 0EL

**Taylor's**

# 9 Quarry Road, Dudley Wood, DY2 0EL

*BEAUTIFULLY MAINTAINED & SUPERBLY EXTENDED, BAY FRONTED, MID-TERRACE RESIDENCE*

## ROOM DIMENSIONS

### GROUND FLOOR

- Entrance Porch
- Entrance Hallway
- Spacious Sitting Room with Dining Area - 22' 5" x 16' 7" (6.83m x 5.05m)
- Attractive Well Fitted Kitchen - 12' 8" x 7' 8" (3.86m x 2.34m)
- Garden Room / Further Reception Room - 12' 9" x 8' 9" (3.88m x 2.66m)

### FIRST FLOOR

- Landing
- Bedroom 1 - 11' 4" x 10' 3" (3.45m x 3.12m)
- Bedroom 2 - 10' 1" x 8' 9" (3.07m x 2.66m)
- Bedroom 3 - 8' 8" x 7' 7" (2.64m x 2.31m)
- Modern Bathroom - 8' 4" x 8' 2" (2.54m x 2.49m)
- OUTSIDE
  - Block Paved Driveway
  - Lovely Rear Garden
  - Large Garage

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.



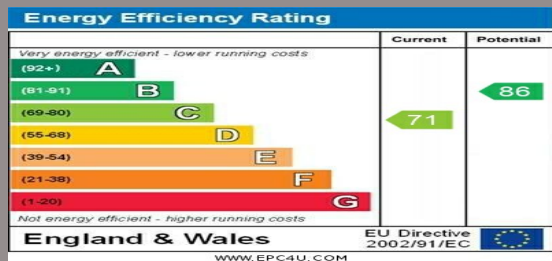
This BEAUTIFULLY PRESENTED & SUPERBLY EXTENDED, BAY FRONTED, THREE BEDROOM, MID-TERRACE RESIDENCE is delightfully situated within this EXTREMELY SOUGHT AFTER residential location, which overlooks the nearby SALTWELLS NATURE RESERVE, and furthermore encompasses a VERY WELL PROPORTIONED & GOOD SIZED layout of accommodation, of which is IMMACULATELY MAINTAINED throughout. This LOVELY & CHARMING PROPERTY is ideally suited for FIRST TIME BUYERS or GROWING FAMILIES and combined with having MUSHROOM GREEN CONSERVATION AREA, Merry Hill Shopping Complex and Cradley Heath Train Station close by, in brief comprises: Entrance Porch, Hallway, Incredibly Spacious Sitting Room with Dining Area, Attractive Well Fitted Kitchen, Delightful Garden Room / Further Reception Room, Landing, Three Well Proportioned First Floor Bedrooms and Modern House Bathroom. Furthermore with Gated Driveway which provides OFF ROAD PARKING, Double Glazing, Gas Central Heating, Lovely / Well Maintained Rear Garden & FANTASTIC / GOOD SIZED GARAGE. Tenure: Freehold. EPC: TBC. 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). According to gov.uk, there is a very low Risk of yearly flooding for Rivers and the sea flooding & a high risk of yearly flooding for Surface water.

BHS10288

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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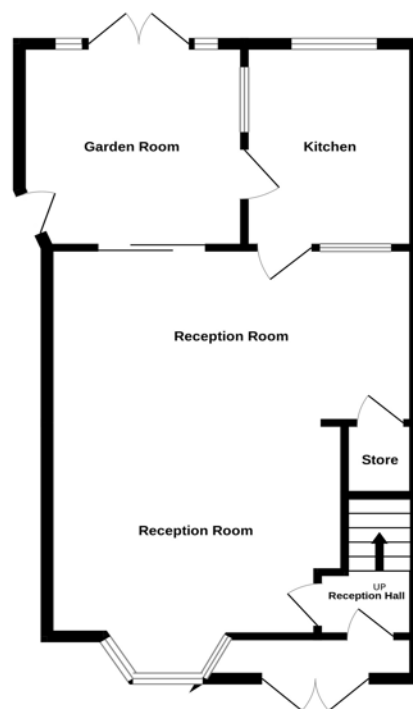


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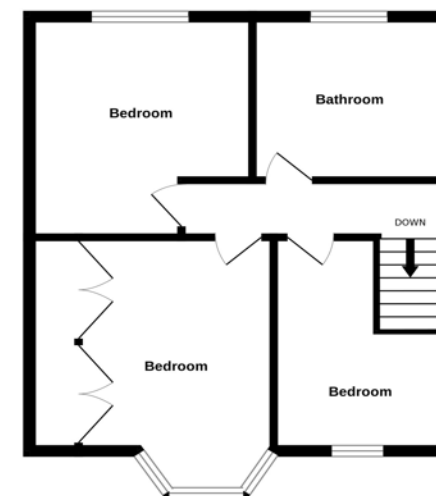
Offices at:

KINGSWINFORDBRIERLEY HILL  
 HALESOWEN  
 STOURBRIDGE SEDGLEY

Ground Floor



1st Floor



Quarry Rd, Dy2 0el

Measurements are approximate. Not to scale. Illustrative purposes only  
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