



85 Quarry Road,
Dudley Wood, DY2 0EA

Taylor's

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BEAUTIFULLY IMPROVED & SUPERBLY PRESENTED, THOUGHTFULLY EXTENDED, BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE

ROOM DIMENSIONS

- GROUND FLOOR
 - Reception Hall
 - Bay Fronted Sitting Room - 13' 7" x 10' 5" (4.14m x 3.17m)
 - Dining Room - 11' 5" x 10' 5" (3.48m x 3.17m)
 - Snug Area - 8' 9" x 8' 1" (2.66m x 2.46m)
 - Stunning Re-Fitted Kitchen - 8' 10" x 8' 2" (2.69m x 2.49m)
 - Guests Cloakroom / W.C
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 2" x 10' 3" (3.40m x 3.12m)
 - Bedroom 2 - 11' 1" x 10' 3" (3.38m x 3.12m)
 - Bedroom 3 - 7' 11" x 7' 0" (2.41m x 2.13m)
 - Four Piece Suite Bathroom - 8' 1" x 5' 10" (2.46m x 1.78m)
- OUTSIDE
 - Fore Garden
 - Lengthy Driveway
- Detached Garage - 8' 8" x 17' 8" (2.65m x 5.38m)
 - (with electrical sockets)
 - Splendid Rear Garden
 - Shed
 - (to end of garden, with electrical sockets)
 - Splendid Rear Garden

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.



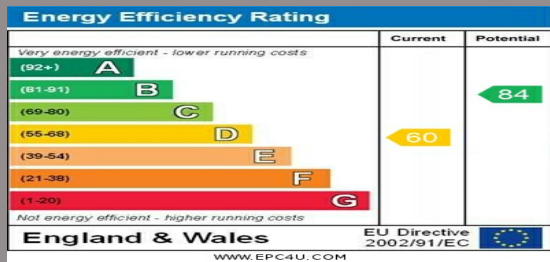
This BEAUTIFULLY IMPROVED & SUPERBLY PRESENTED, THOUGHTFULLY EXTENDED, BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE is PERFECTLY SUITED for FAMILIES seeking a TRULY WONDERFUL FAMILY HOME and furthermore encompasses a CHARACTERFUL & EXTREMELY SPACIOUS LAYOUT of accommodation, of which has the LOVELY AREA of MUSHROOM GREEN within walking distance, combined with an EXCELLENT RANGE of Local Amenities & SOUGHT AFTER SCHOOLING close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Welcoming Reception Hall with feature stained glass windows, Attractive Lounge with Bay Window, Spacious Dining Room being OPEN PLAN to Further Sitting Area / Snug, Stunning Re-Fitted Kitchen, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms and Modern Well Appointed Four Piece Suite Bathroom. Furthermore with Extensive Driveway which provides OFF ROAD PARKING, DETACHED GARAGE, Gas Central Heating, Double Glazing & Splendid / Secluded Rear Garden with sizeable lawn and initial patio area for alfresco dining. Tenure: Freehold. EPC: D. Council Tax Band: C. 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).

BHS10203

MISREPRESENTATION ACT 1967

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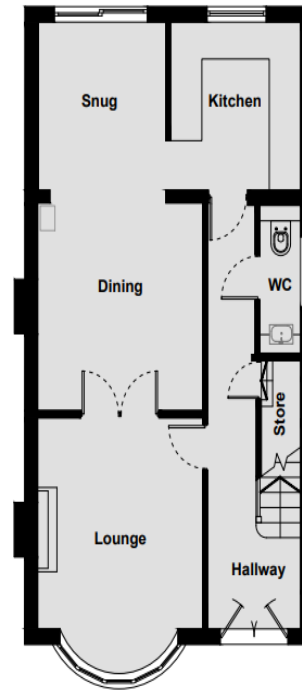
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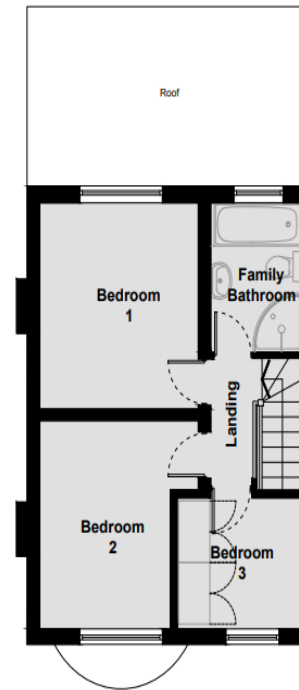
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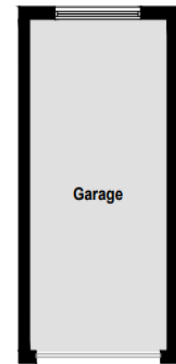
KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND



FIRST



GARAGE

Total Area: 101.3m² / 1090sqft

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