



38 Maughan Street,
Quarry Bank, DY5 2DL

Taylor's

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*VERY WELL PROPORTIONED &
THOUGHTFULLY ENLARGED, DE-
TACHED RESIDENCE*

ROOM DIMENSIONS GROUND FLOOR

Entrance Hall

Sitting Room - 14' 6" x 12' 5" (4.42m x 3.78m)

Dining Kitchen - 15' 9" x 9' 8" (4.80m x
2.94m)

Conservatory - 8' 4" x 8' 3" (2.54m x 2.51m)

FIRST FLOOR

Landing

Bedroom 1 - 11' 5" x 9' 2" (3.48m x 2.79m)

Bedroom 2 - 10' 9" x 9' 10" (3.27m x 2.99m)

Bedroom 3 - 8' 3" x 7' 8" (2.51m x 2.34m)

Shower Room - 6' 8" x 6' 3" (2.03m x 1.90m)

OUTSIDE

Driveway

Garage

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.



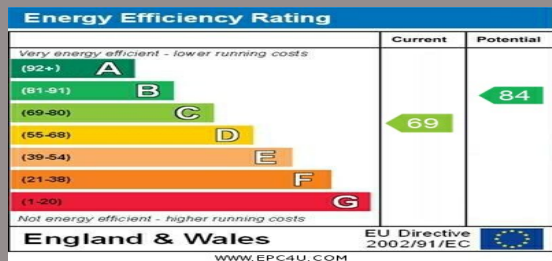
This VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE is delightfully situated within this ESTABLISHED & SOUGHT AFTER Residential location, which has QUARRY BANK HIGH STREET, MERRY HILL SHOPPING COMPLEX & CRADLEY HEATH TRAIN STATION close by and furthermore encompasses a RELATIVELY SPACIOUS & MOST APPEALING layout of accommodation, of which is perfectly suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This GOOD SIZED DETACHED PROPERTY is for sale with NO UPWARD CHAIN, and together with having GREAT POTENTIAL and a fantastic range of POPULAR SCHOOLING within close proximity, in brief comprises: Entrance Hallway, Sitting Room, Fitted Kitchen with Dining Area, Attractive Double Glazed Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Modern Re-Appointed House Shower Room. Furthermore with Gated Block Paved Driveway which provides OFF ROAD PARKING, Garage, Large / Low Maintenance Rear Garden, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: TBC. 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). 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.

BHS10293

MISREPRESENTATION ACT 1967

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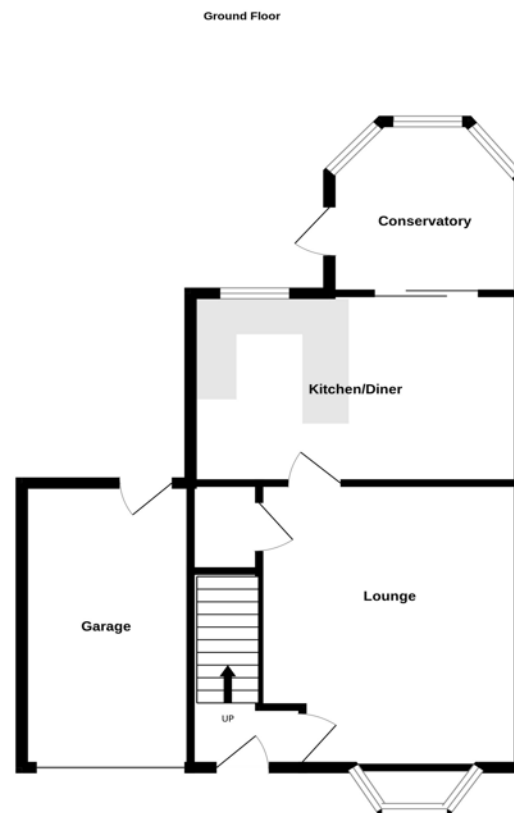
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