

PTN Estates

Residential Sales & Lettings



14 Allan Close, , Amblecote, DY8 4BB

£290,000

Welcome to Allan Close, Amblecote - a charming location for this spacious semi-detached house! This property boasts four bedrooms, perfect for a growing family or those in need of extra space. The large dining kitchen is ideal for hosting family gatherings or enjoying a quiet meal at home. The family bathroom offers convenience and comfort, while the gas central heating and UPVC double glazing ensure warmth and energy efficiency throughout the year. With a total of four bedrooms, this property provides ample room for guests or a home office. Don't miss the opportunity to make this house your home!

Council Tax Band C

Approach

Set back from the road via a large driveway the house is accessed via the side gate and UPVC front door

Entrance Hall

A spacious entrance hall complete with laminated flooring, ceiling light point, gas central heated radiator, understairs cupboard, stairs to 1st floor and newly fitted wood and glazed doors to dining kitchen and lounge

Extended Dining Kitchen 4.50 x 4.73

Complete with three UPVC double glazed windows to front and side elevation, dark matt grey wall and base units, defined dining area and utility area. Plumbing for automatic washing machine, recess for dryer, gas central heating radiator, tiled floor, space for Range style cooker, stainless steel single drainer sink unit, marble effect worktops, tiled splash back, integrated dishwasher, four ceiling light points, plinth lighting and under cupboard lighting

Lounge 4.52 x 4.24

Wood and single glazed bi fold doors into dining room, ceiling rose and light point, electric fire and surround, gas central heating radiator and two upvc double glazed windows to side elevation

Dining Room 4.20 x 2.56

Upvc double glazed windows to side and rear elevation, gas central heating radiator, ceiling light point, laminate flooring

Landing

Complete with airing cupboard, ceiling light point, and doors off to 4 bedrooms and bathroom

Bedroom 1 2.72 x 3.46

Ceiling light point, gas central heated radiator and upvc double glazed window to rear elevation

Bedroom 2 3.94 x 1.71

Ceiling light point, gas central heated radiator, and upvc double glazed window rear elevation

Bedroom 3 3.06 x 3.00

Upvc double glazed window to front elevation, gas central heated radiator and ceiling light point

Bedroom 4 1.81 x 3.39

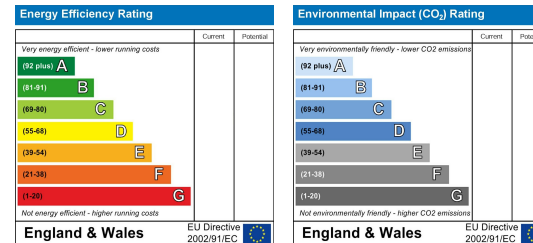
Upvc double glazed window to front elevation, gas central heating radiator and ceiling light point

Family Bathroom

Complete with a three piece white suite, p shaped bath, shower over bath, low flush wc, wash hand basin, underfloor heating, ceiling light point, upvc double glazed window to side elevation.

Garden

Well stocked rear garden, two sheds, Carport and side gate



TOTAL FLOOR AREA: 1200.617 SQ FT (110.74 SQ METRES)
Measured in accordance with BS 5396:2006

Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.