



**Taylors**



Sunderland Drive, Amblecote, Stourbridge, DY8 4LD

Guide Price £315,000

3 1 3





Nestled in a quiet position in the area of Amblecote, Stourbridge, this beautifully modernised three-bedroom link-detached home offers stylish, well-presented living with plenty of off-road parking.

The property welcomes you with an entrance hall and convenient guest WC. The tastefully decorated living room features a contemporary media wall, and opens through to a cosy snug area, ideal for unwinding or additional family space. A separate home office offers a quiet retreat for work or study.

To the rear, the modern fitted kitchen flows into a dining area, perfect for entertaining.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC C.

**Entrance Hall** - 2.59m x 0.81m (8'6" x 2'8") At widest points

**Guest WC** - 1.45m x 0.84m (4'9" x 2'9")

**Study** - 2.34m x 1.96m (7'8" x 6'5")

**Living Room** - 4.98m x 3.58m (16'4" x 11'9") At widest points

**Snug Area/Play Room** 2.97m x 2.31m (9'9" x 7'7")

**Kitchen** - 4.78m x 2.92m (15'8" x 9'7") At widest points

**Dining Room** - 2.64m x 2.34m (8'8" x 7'8")

**Under Stairs Storage** - 2.06m x 0.79m (6'9" x 2'7") At widest points

**First Floor Landing** - 2.82m x 1.42m (9'3" x 4'8") At widest points

**Bedroom One** - 3.96m x 2.84m (13'0" x 9'4") Plus fitted wardrobes

**Bedroom Two** - 2.95m x 2.67m (9'8" x 8'9")

**Bedroom Three** - 2.95m x 1.83m (9'8" x 6'0")

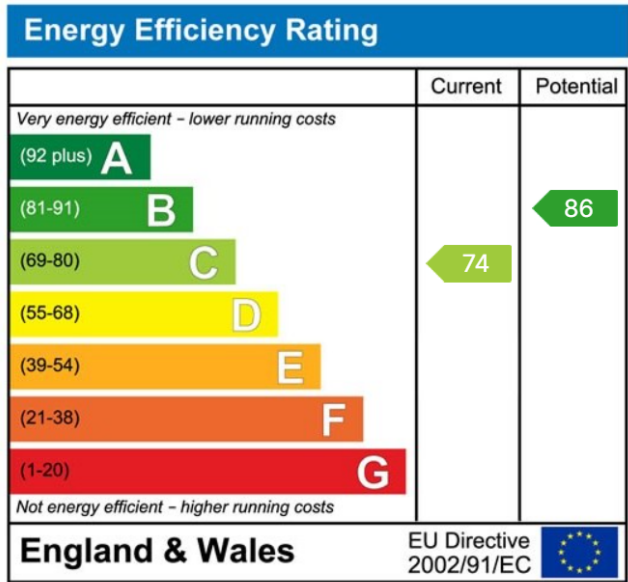
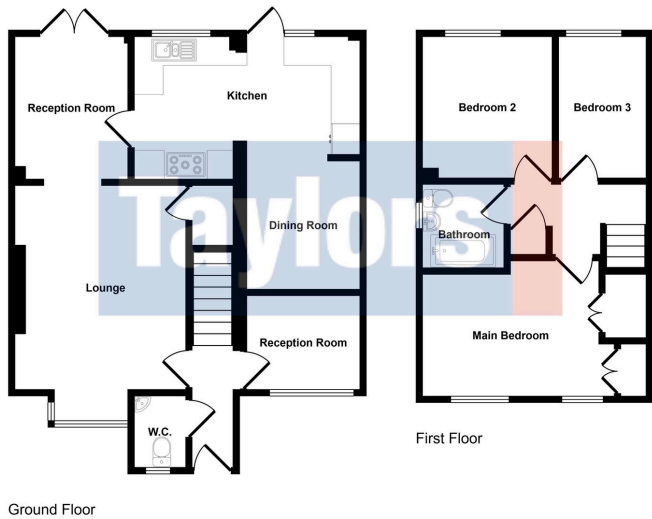
**Bathroom** - 1.83m x 1.68m (6'0" x 5'6")







- LINK DETACHED HOUSE IN A DESIRABLE LOCATION
- THREE WELL PRESENTED BEDROOMS
- LARGE BLOCK PAVED DRIVEWAY
- BEAUTIFULLY DECORATED THROUGHOUT
- MODERN LIVING
- EXCELLENT 'END' POSITION



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.