



Taylors

Gratham Close, Amblecote, West Midlands, DY5 2NZ

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Situated in the highly regarded area of Amblecote, this well-maintained four-bedroom detached home offers generous family living space and is available with no upward chain.

The property boasts a welcoming frontage with a neat fore garden, off-road parking and garage. Upon entering, you are greeted by a entrance hall that leads to a convenient guest WC, a bright and comfortable living room and a separate dining room. The fitted kitchen also offers direct access to the garage.

On the first floor, the home features four well-proportioned bedrooms, with bedroom one benefiting from its own ensuite shower room and fitted wardrobes. A modern family bathroom and a handy storage cupboard complete the upper floor.

To the rear, the property enjoys a private garden with a paved patio area, a lawn, and mature shrubs.

Located close to local schools, amenities, and excellent transport links, this property is perfectly positioned for family life. With Stourbridge town centre, canal walks, and parks nearby, Amblecote remains a popular and well-connected area.

This is a fantastic opportunity to acquire a detached family home in a desirable location. Early viewing is highly recommended.

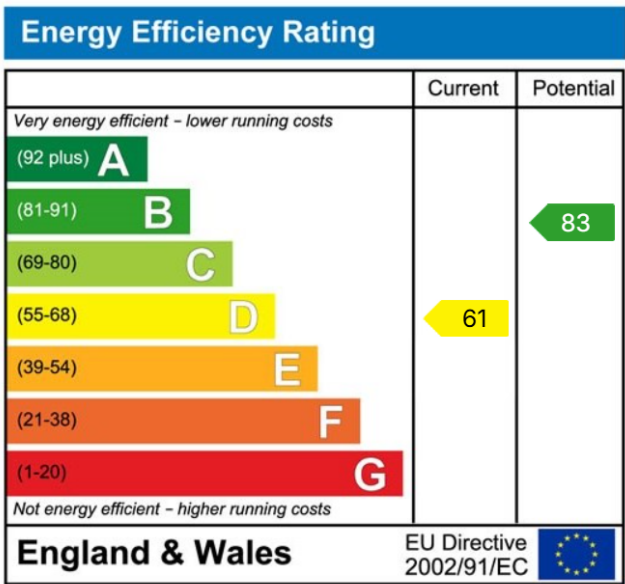
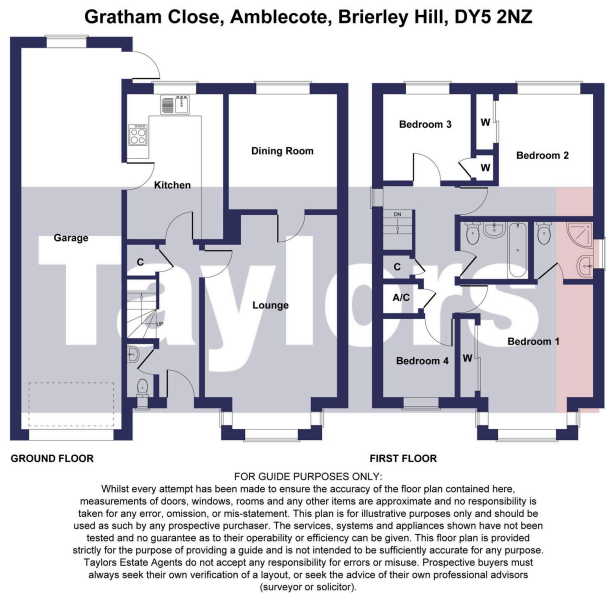
Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D.

Entrance Hall - 4.47m x 1.04m (14'8" x 3'5") At widest points
Guest WC - 1.55m x 0.99m (5'1" x 3'3") At widest points
Living Room - 5.97m x 3.56m (19'7" x 11'8") At widest points
Dining Room - 3.05m x 2.92m (10'0" x 9'7") At widest points
Kitchen - 3.94m x 2.57m (12'11" x 8'5") At widest points
First Floor Landing - 3.53m x 1.96m (11'7" x 6'5") At widest points
Storage Cupboard
Bedroom One - 4.06m x 3.91m (13'4" x 12'10") At widest points
Ensuite - 1.65m x 1.52m (5'5" x 5'0") At widest points
Bedroom Two - 3.94m x 3.15m (12'11" x 10'4") At widest points
Bedroom Three - 2.24m x 2.18m (7'4" x 7'2") At widest points
Bedroom Four - 2.24m x 1.93m (7'4" x 6'4") At widest points
Bathroom - 2.01m x 1.6m (6'7" x 5'3") At widest points
Garage - 10.26m x 2.49m (33'8" x 8'2") At widest points





- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- EXCELLENT RANGE OF POPULAR SCHOOLING
- FOUR BEDROOMS
- BEDROOM ONE WITH ENSUITE
- GARAGE AND DRIVEWAY PARKING
- TWO RECEPTION ROOMS



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