



Taylors

Batchelor Close, Amblecote, Stourbridge, DY8 4AX

4 2 2



Enjoying a prominent corner position within this now established and highly convenient address, this BEAUTIFULLY PRESENTED and THOUGHTFULLY DESIGNED, FOUR BEDROOM, DETACHED FAMILY HOME is a fine example of modern living, and warrants an early viewing to avoid disappointment.

Set within a popular residential location, with shops, schools, and local amenities all within easy reach, this superb home offers a stylish and practical layout ideally suited to today's family lifestyle.

The accommodation is thoughtfully arranged over two floors, and has both gas central heating and double glazing. In brief, it comprises: Reception Hall, Guests Cloakroom, Comfortable Sitting Room, Separate Dining Room, and a Well-Fitted Kitchen. Upon the First Floor, there are Four Good Bedrooms (the Principal with its own En-Suite Shower Room), and a Modern Family Bathroom.

To the front, a low-maintenance garden with artificial lawn provides an attractive first impression and leads to a welcoming canopy entrance. To the side, a double-length driveway gives access to the Garage, which also incorporates a useful Utility Corner at the rear. The rear garden is fully enclosed, level, and thoughtfully planned for easy upkeep – complete with a paved patio and lawned section.

A great opportunity for family buyers, with the added benefit of NO UPWARD CHAIN.

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

In detail;

Reception Room - 4.65m x 2.29m (15'3" x 7'6")

Sitting Room - 5.08m x 3.56m (16'8" x 11'8")

Dining Room - 3.81m x 2.77m (12'6" x 9'1")

Kitchen - 4.22m x 2.64m (13'10" x 8'8")

Guests Cloakroom - 2.03m x 0.86m (6'8" x 2'10")

Landing - 3.71m x 3.05m (12'2" x 10'0") At widest points

Bedroom One - 3.35m x 3.35m (11'0" x 11'0")

Ensuite - 2.46m x 0.86m (8'1" x 2'10")

Bedroom Two - 3.3m x 3m (10'10" x 9'10")

Bedroom Three - 3.35m x 2.18m (11'0" x 7'2")

Bedroom Four - 2.97m x 2.18m (9'9" x 7'2")

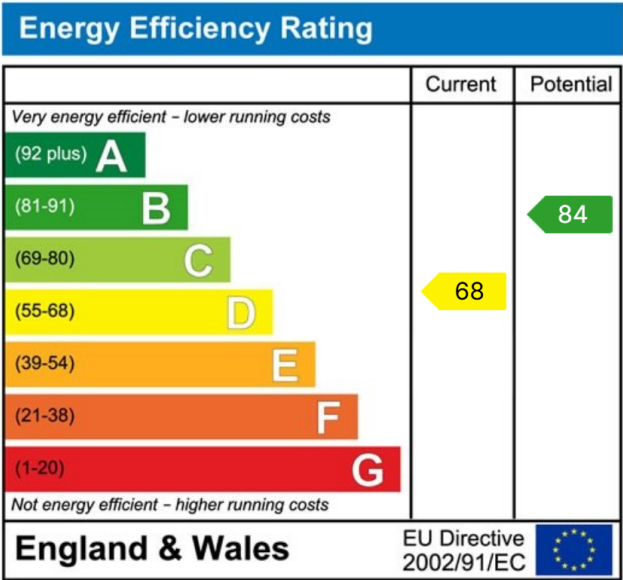
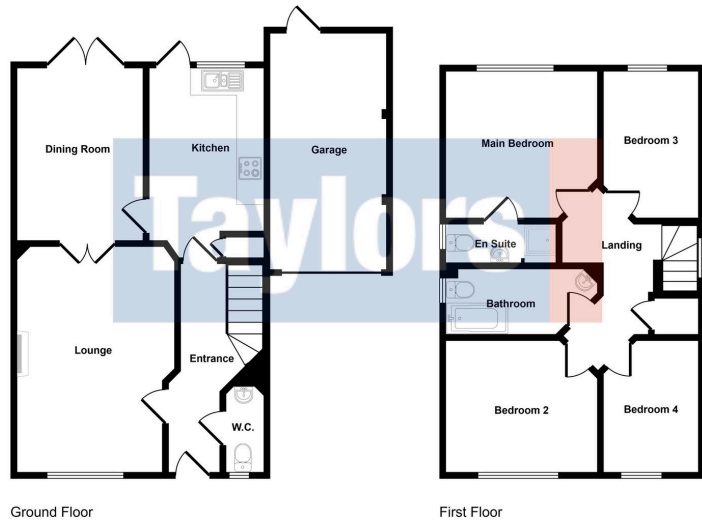
House Bathroom - 3.4m x 1.55m (11'2" x 5'1")

Garage (with Utility corner) - 5.44m x 2.62m (17'10" x 8'7")





- FOUR BEDROOM DETACHED • BEAUTIFULLY PRESENTED FAMILY HOME
- THOUGHTFULLY DESIGNED • NO UPWARD CHAIN
- POPULAR LOCATION • ENSUITE SHOWER ROOM



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.