



Taylors

Evolution, High Street, Amblecote, West Midlands, DY8 4DX

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Located in the EVER POPULAR Evolution development in the heart of Amblecote, this BEAUTIFULLY PRESENTED two bedroom ground floor apartment offers stylish, MODERN LIVING with exceptional convenience and comfort.

Step through the front door into a welcoming entrance hall leading into a FABULOUS open plan kitchen and living area – the perfect space for entertaining or relaxing and ample natural light.

The property features TWO WELL PROPORTIONED BEDROOMS, including a master bedroom with BUILT IN WARDROBES and a ENSUITE shower room. A modern main bathroom boasts both a bath and separate shower.

Presented in IMMACULATE CONDITION throughout, this apartment also benefits from ALLOCATED PARKING and is offered to the market with NO UPWARD CHAIN.

Tenure: Leasehold. Lease: 131 year remaining, Service Charge: £745 every 6 months, Ground Rent: £47.50 every 6 months, Construction: Purpose Built.
Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C.

Entrance Hall - 3.73m x 1.75m (12'3" x 5'9") At widest points

Kitchen - 2.82m x 2.67m (9'3" x 8'9") At widest points

Living Room - 4.17m x 3.2m (13'8" x 10'6") At widest points

Bedroom One - 3.78m x 2.74m (12'5" x 9'0") Plus fitted wardrobes

Ensuite - 1.55m x 1.42m (5'1" x 4'8") At widest point

Bedroom Two - 3.78m x 2.92m (12'5" x 9'7") At widest points

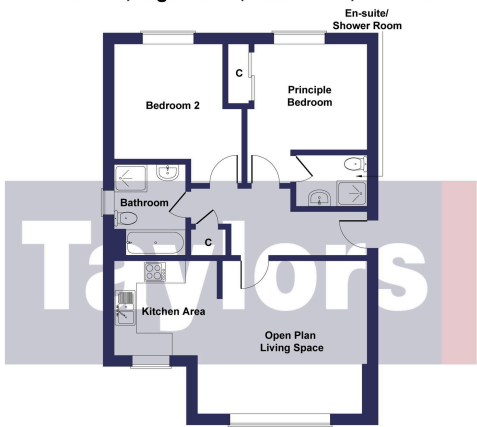
Bathroom - 2.46m x 1.93m (8'1" x 6'4")



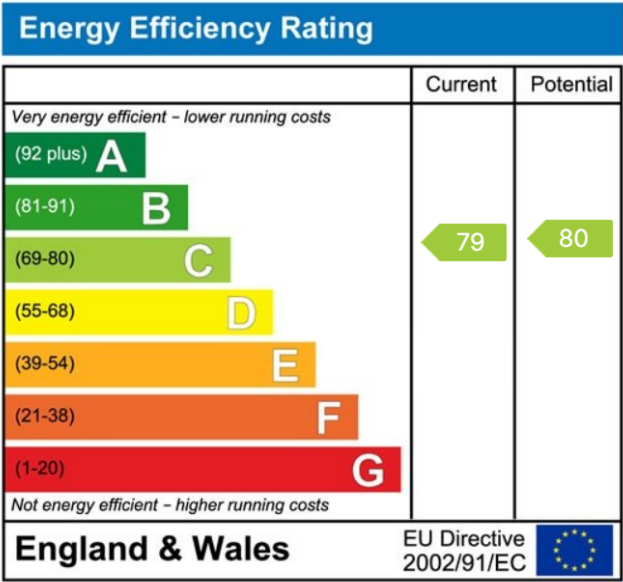


- MODERN GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- MAIN BEDROOM WITH ENSUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN LIVING AREA
- BENEFITTING FROM NO UPWARD CHAIN

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