



Taylors

Collis Street, Amblecote, Stourbridge, DY8 4EW

3 1 2



Nestled on Collis Street in Amblecote, this impressive three-bedroom semi-detached property offers space, style, and character in abundance – perfect for growing families or those seeking a charming home with room to expand.

Step through the gated driveway and into a generously sized entrance hall, setting the tone for this delightful home. To the front, a large reception room boasts a stunning bay window, additional dual-aspect window, coving, deep skirting, and a decorative ceiling rose – a space ideal for relaxing or entertaining.

The hallway flows effortlessly into a spacious dining room, where patio doors with built-in blinds open onto the rear garden, seamlessly connecting the indoors and outdoors. This room leads into a modern fitted kitchen, complete with a stylish range of wall and base units, a breakfast bar, built-in oven and hob, dishwasher, and fridge freezer. The kitchen continues into a contemporary guest WC and a fitted laundry room, finished to match the kitchen for a cohesive and practical space.

Upstairs, you'll find a generous landing with a charming double-glazed window, leading to three well-proportioned bedrooms – all with tall ceilings and plenty of natural light. Bedroom two features stairs to the loft space, which includes a landing and two defined areas.

The luxurious family bathroom is a true highlight, offering a freestanding bath, walk-in shower, and modern fitted furniture – designed for both comfort and elegance.

Outside, the rear garden provides a peaceful retreat, with a patio area and steps leading to a raised lawn.

This is a substantial property full of period charm, modern convenience, and huge potential. Early viewing is strongly recommended.

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

Entrance Hall - 4.62m x 1.98m (15'2" x 6'6") At widest points

Front Living Room - 4.7m x 4.5m (15'5" x 14'9") At widest points

Dining Room - 5.33m x 5.33m (17'6" x 17'6") At widest points

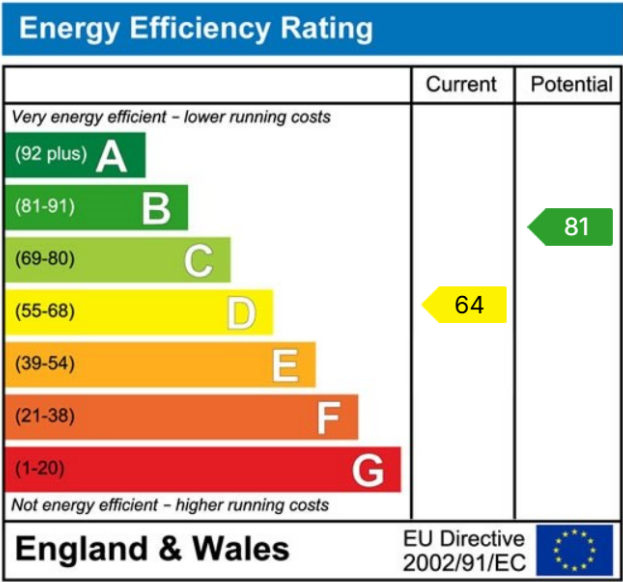
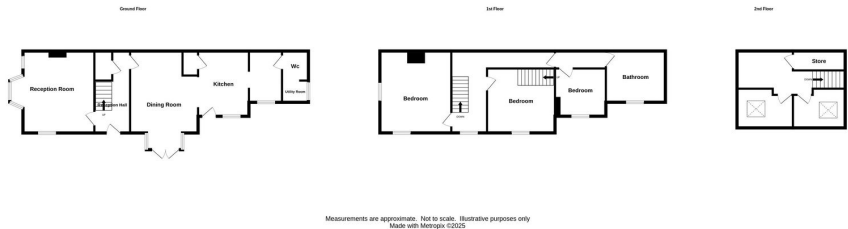
Kitchen - 3.58m x 3.4m (11'9" x 11'2") At widest points

Utility Room - 2.21m x 1.55m (7'3" x 5'1") At widest points





- LUXURIOUS FAMILY BATHROOM
- GATED OFF ROAD PARKING
- CONTEMPORARY KITCHEN AND LAUNDRY ROOM
- FULL OF PERIOD CHARM
- HUGE POTENTIAL
- TALL CEILINGS



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.