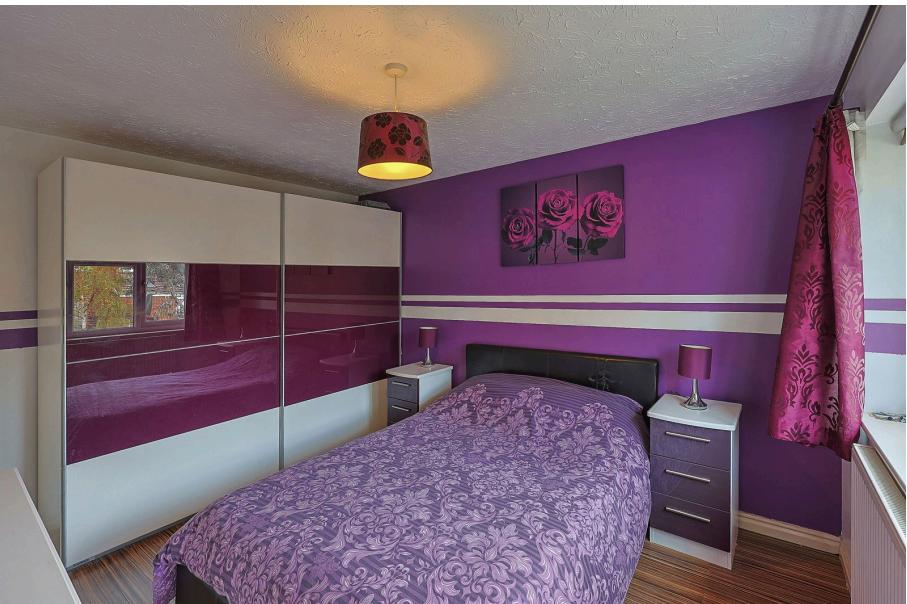




Taylors

Batchelor Close, Amblecote, Stourbridge, DY8 4AX

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This MOST APPEALING, THREE BEDROOM, MODERN MEWS STYLED HOME is an ideal opportunity for family buyers seeking the convenience of this location, but moreover a home with bedrooms more evenly sized than most. Viewing really is considered essential.

Batchelor Close leads off Cameo Drive, and is in the heart of what has been referred to as the 'glass quarter'. An established location, Batchelor Close is a backwater address readily accessible to the nearby road networks facilitating easy travel towards Kingswinford, Stourbridge and Merry Hill/Brierley Hill.

From within, the accommodation includes a Reception Hall, Guests Cloakroom, Combined Dining Lounge, Kitchen, First Floor Landing, Three Good Bedrooms and Bathroom. All complimented by gas central heating and double glazing. Gently elevated to the front, there is a drive providing an approach to the garage, and at the rear, there is an enclosed garden.

Once again, we, the selling agents, strongly recommend an internal viewing.

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.

Reception Hall - 4.8m x 1.35m (15'9" x 4'5")

Guests Cloakroom - 1.57m x 0.94m (5'2" x 3'1")

Kitchen - 2.82m x 1.7m (9'3" x 5'7")

Sitting Room with Dining Area - 5.44m x 4.44m (17'10" x 14'7")

When measured at widest points

First Floor Landing - 2.59m x 2.29m (8'6" x 7'6")

Bedroom One - 3.76m x 3.05m (12'4" x 10'0")

Bedroom Two - 3.53m x 3m (11'7" x 9'10")

Bedroom Three - 2.82m x 2.29m (9'3" x 7'6")

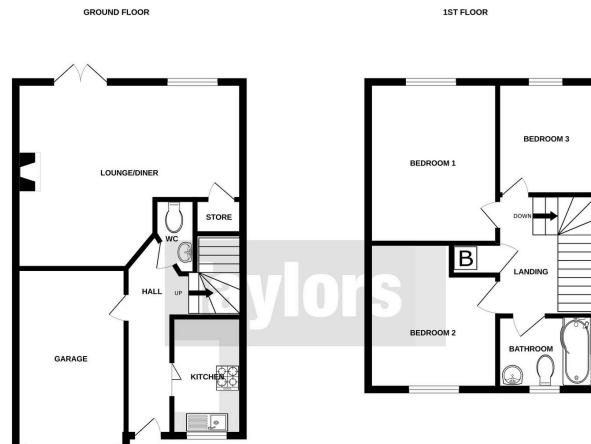
Bathroom - 2.26m x 1.75m (7'5" x 5'9")

Garage - 5.18m x 2.44m (17'0" x 8'0") Approximately





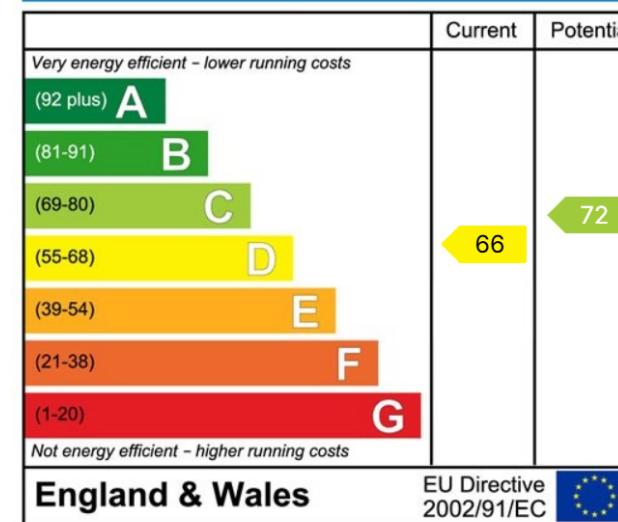
- QUIET BACKWATER STYLE ADDRESS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- THREE GOOD BEDROOMS
- CONVENIENT LOCATION
- GARAGE
- VIEWING RECOMMENDED



3 BEDROOM MID TERRACE

Whilst every care has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is intended for guidance purposes only, it is not to scale and should not be relied upon as anything other than an indication of layout. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Taylor's Estate Agents 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 Taylor's 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.

Energy Efficiency Rating



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 Taylor's 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. Taylor's 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 Taylor's 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.