



**LAKESIDE COURT, LAKESIDE,  
AMBLECOTE, BRIERLEY HILL DY5 3RQ**

**Taylor's**



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There are few homes within Lakeside which enjoy such an enviable setting as this **BEAUTIFULLY PRESENTED AND EXPENSIVELY APPOINTED, FOUR BEDROOM DETACHED FAMILY HOME**. The subject of thoughtful improvement and redecoration, this is an **EXCEPTIONAL HOME** which will require viewing so to fully appreciate the setting enjoyed **OPPOSITE THE FEATURE LAKE**. Having both gas central heating and double glazing, to comprise: Large Reception Hall, Guests Cloakroom, Stylish Sitting Room, Separate Dining Room, **REFITTED CONTEMPORARY STYLE KITCHEN** with quartz granite worktops and being **OPEN PLAN** to a **GENEROUS CONSERVATORY**. On the first floor, there are **FOUR GOOD BEDROOMS** (the Master having **ENSUITE**) and Modern House Bathroom. Wide Drive, **DETACHED DOUBLE GARAGE** and **Stunning Landscaped Rear Gardens** which broaden to the side elevation.

In further detail;

### GROUND FLOOR

A natural wood front entrance door with inset ornate double glazing opens to the;

#### RECEPTION HALL 15' 0" x 6' 5"

With a UPVC obscure double glazed window to the front and stairs which lead off and rise with a balustrade to the first floor accommodation (later mentioned). Central heating radiator behind ornate cover, natural oak panel flooring, coving to the ceiling, recessed ceiling lights and with white painted Regency styled doors leading off;

#### GUESTS CLOAKROOM 8' 4" x 4' 2"

With a UPVC obscure double glazed window to the rear and thoughtfully appointed with a modern white suite, to include a low level WC having enclosed cistern, variety of fitted vanity cupboards and drawers, and with a hand wash basin part recessed into a vanity surface and having a large vanity mirror above. Central heating radiator, tiled floor and with an array of recessed ceiling lights.

#### ATTRACTIVE SITTING ROOM 21' 0" (into bay) x 11' 5"

With a delightful "walk-in" UPVC double glazed box bay window viewing towards the "lake", and with UPVC double glazed double opening French styled doors at the rear viewing to the lovely rear gardens (later mentioned). A contemporary styled "pebbled effect" electric fire is mounted to a tile contrast chimney breast, and further there are two central heating radiators, provisions for a television, coving to the ceiling and two ceiling light points.

#### SEPARATE DINING ROOM 10' 8" x 9' 8"

With a UPVC double glazed box bow window to the front, favouring a view towards the lake and further with ample space for the arrangement of formal dining, table, chairs and other furnishings as may be preferred. Central heating radiator, coving to the ceiling and ceiling light point.

Returning to the reception hall, a further white painted Regency styled door offers an approach to the;

#### SUCCESSFULLY REPLANNED AND REFITTED KITCHEN BEING "OPEN PLAN" TO CONSERVATORY

A contemporary style arrangement with the initial;

#### WELL FITTED KITCHEN 12' 3" x 12' 0"

Having an excellent range of cream gloss cupboard fronted units, with base cupboards and drawers being surmounted by expensive quartz granite work surfaces, and further with a recessed one and a half bowl sink (incorporating waste disposal) having integrated drainer into the granite and with a flexible mixer tap over.

#### AIRING CUPBOARD

Conveniently approached off the landing housing a pre-insulated hot water cylinder and with slatted shelving above providing for linen storage.

#### OUTSIDE

Favouring what may be considered as the most enviable position within Lakeside Court, this **BEAUTIFULLY PRESENTED AND THOUGHTFULLY IMPROVED, DETACHED FAMILY HOME** favours a view to the front immediately to the lake.

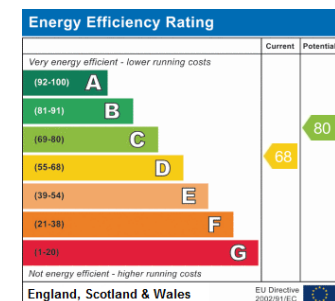
The initial approach to the property is via a private drive (shared with just one other property initially) yet with the **END SITUATION** presenting immaculate low maintenance gardens which include specimen plants and shrubs, together with a **WIDE DOUBLE WIDTH DRIVEWAY** ensuring ample vehicular parking space, and an approach to the;

#### DETACHED DOUBLE GARAGE 18' 4" x 16' 0"

With two singular up-and over doors, sealed concrete floor, two fluorescent ceiling strip lights and with a part single glazed pedestrian door to the side.

#### WELL TENDED AND RATHER LOVELY REAR AND SIDE GARDENS

Once again a most notable feature of the property, the gardens at the rear are broad and have been the subject of thoughtful landscaping over many years. When approached from the conservatory, an initial patio area leads out to a level shaped lawn which has well stocked borders with an array of plants and shrubs. To the right the garden widens and includes an ornamental pool, further borders, and an ornate path which extends to an **ADDITIONAL LAWNED GARDEN AREA** with a hexagonal shaped summerhouse. Indeed, this side elevation is secluded, catches the afternoon sun and creates a really lovely view from the summerhouse to the gardens which have a wooden backdrop from beyond the rear boundary. Just behind the summerhouse there is an "amenity" garden area which would be ideal for a greenhouse.





At eye-level there are a range of wall mounted cupboards, some of which with display shelving. With a host of integrated appliances, an AEG induction hob has a stainless steel cooker hood above being ceiling mounted and having a glass frame surround. Within a "bank" of units there is an integrated fridge with separate freezer and a stainless steel AEG single oven, microwave and grill, under which is a full sized AEG self cleaning oven. Built-in and concealed "full sized" dishwasher, concealed washing machine with dryer and one of the tall cupboards houses the Baxi gas fired central heating boiler system. Overall with; provisions for a wall mounted television, central heating radiator, recess LED ceiling lighting and with an oak style flooring continuing through to the;

#### LARGE CONSERVATORY 11' 10" x 11' 0"

With UPVC double glazed windows upon three sides, UPVC double glazed double opening doors to the external patio and with further natural illumination achieved from the clear double glazed roof structure which all favours good natural illumination and a view to well tended rear gardens. Central heating radiator and with two wall light points.

#### FIRST FLOOR ACCOMMODATION

Once again returning to the reception hall, stairs lead off and rise with a balustrade to:

#### LANDING

With loft access point, coving to the ceiling, recessed ceiling lighting and with white painted Regency styled doors leading off;

#### BEDROOM ONE 13' 5" x 10' 0" (minimum)

With a UPVC double glazed window enjoying a view to the lovely backdrop, and being comprehensively furnished to include a variety of fitted wardrobes, dressing table with drawers, chest unit storage with bedside cabinets. Central heating radiator, coving to the ceiling, ceiling light point and with a door to;

**ENSUITE 7' 2" x 5' 5"** With a UPVC obscure double glazed window at the rear and appointed with a tiled shower recess having bi-fold clear glazed screen door, thoughtfully positioned extractor with integrated light and with the hand wash basin being part recessed into a vanity surface above a double door toiletry cupboard and with a low level WC to the side having enclosed cistern. Large vanity mirror with plinth lighting over, fashionable "ladder styled" heated towel radiator, tiled floor, coving to the ceiling and with a recessed ceiling light.

#### BEDROOM TWO 11' 7" x 10' 0"

With a large UPVC double glazed window enjoying an exceptional view towards the lake, and being thoughtfully furnished to include a range of fitted oak style furniture with two double wardrobes, double door unit with drawer space and shelving and with additional built-in storage. Central heating radiator, and with two wall light points.

#### BEDROOM THREE 13' 2" x 8' 4"

With two UPVC double glazed windows to the front both enjoying a lovely view, built-in double wardrobe, central heating radiator and with ceiling light point.

#### BEDROOM FOUR 8' 7" x 7' 8"

With a UPVC double glazed window to the rear and currently furnished as a "home office/study" and therefore includes a corner fitted desk unit, variety of cupboard and drawer storage together with fitted shelving. Laminate floor covering, central heating radiator, coving to the ceiling and ceiling light point.

#### HOUSE BATHROOM 6' 8" x 5' 8"

With a UPVC obscure double glazed window to the rear and appointed with a modern white suite to include a near "P" shaped bath with shower over, complementary clear glazed curved shower screen and with full height splashback tiling forming a surround to the bath extending at part height to form a surround to the bowl styled hand wash basin which is offset to a corner above a vanity surface with cupboard storage and display below, and with a low level WC, having an enclosed cistern. Fashionable ladder styled heated towel radiator, ceiling extractor fan, and with both recessed lighting above a courtesy mirror in addition to a central ceiling light point.

## GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

## EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

## TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have **NOT** checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

## FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have **NOT** tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

## VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

## CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



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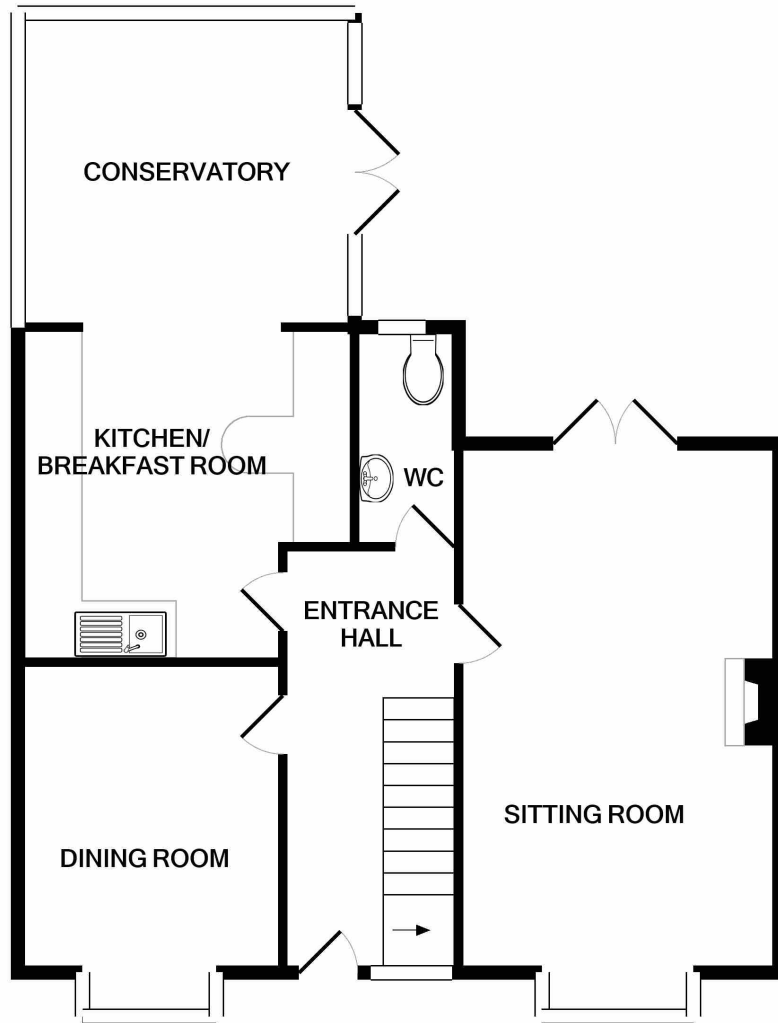
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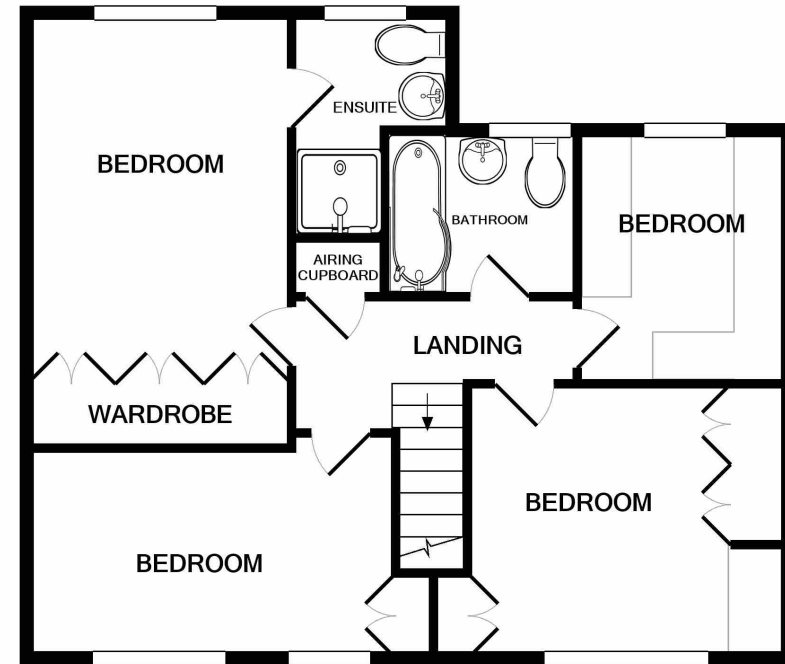
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#### MISREPRESENTATION ACT 1967

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GROUND FLOOR



1ST FLOOR

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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