



226 Amblecote Road,  
Brierley Hill, DY5 2PP

**Taylor's**



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*STUNNING, CHARMING & BAY  
FRONTED, TRADITIONAL, DE-  
TACHED RESIDENCE*

- ROOM DIMENSIONS
  - GROUND FLOOR
    - Entrance Porch
    - Reception Hall
  - Bay Fronted Sitting Room - 14' 2" x 12' 0" (4.31m x 3.65m)
  - Stunning Re-Fitted Kitchen with Dining Area - 20' 5" x 13' 11" (6.22m x 4.24m)
    - Attractive Utility - 8' 6" x 6' 0" (2.59m x 1.83m)
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 14' 4" x 12' 2" (4.37m x 3.71m)
    - Bedroom 2 - 13' 2" x 12' 2" (4.01m x 3.71m)
    - Bedroom 3 - 8' 4" x 8' 0" (2.54m x 2.44m)
  - Luxury Re-Appointed Four Piece Suite Bathroom - 9' 4" x 7' 10" (2.84m x 2.39m)
    - OUTSIDE
    - Driveway
    - Garage
  - Superb Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.





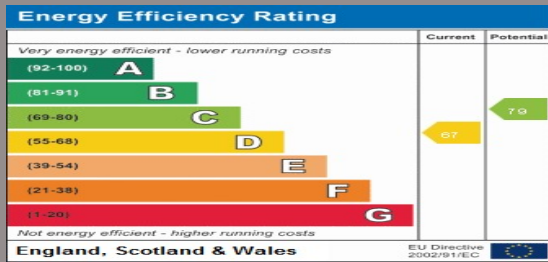
This STUNNING, BEAUTIFULLY IMPROVED & GORGEOUSLY PRESENTED, CHARMING & BAY FRONTED, THREE BEDROOM, TRADITIONAL, DETACHED RESIDENCE is SUPERBLY situated on the established & HUGEY SOUGHT AFTER Amblecote Road, which has a WONDERFUL RANGE of FANTASTIC SCHOOLING close by, and furthermore encompasses a VERY WELL PROPORTIONED & TRADITIONAL LAYOUT of accommodation, of which has been IMMACULATELY MAINTAINED by the current vendors. An early viewing is ESSENTIAL if to APPRECIATE this SPLENDID FAMILY HOME which has HUGE potential to EXTEND (Subject To Planning) and furthermore comprises: Entrance Porch, Impressive Reception Hall with Feature Stained Glass Windows, Attractive Bay Fronted Sitting Room, Stunning Re-Fitted Kitchen with Dining Area, Modern Utility Room, Landing, Three Good Sized First Floor Bedrooms & Luxury Well Appointed Four Piece Suite Bathroom., Furthermore with Driveway, Lawned Fore Garden Garage, LARGE REAR GARDEN with LOVELY FAR REACHING VIEWS, Gas Central Heating & Double Glazing. Tenure: Freehold. EPC: TBC. Council Tax Band: D. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

BHS10021

#### MISREPRESENTATION ACT 1967

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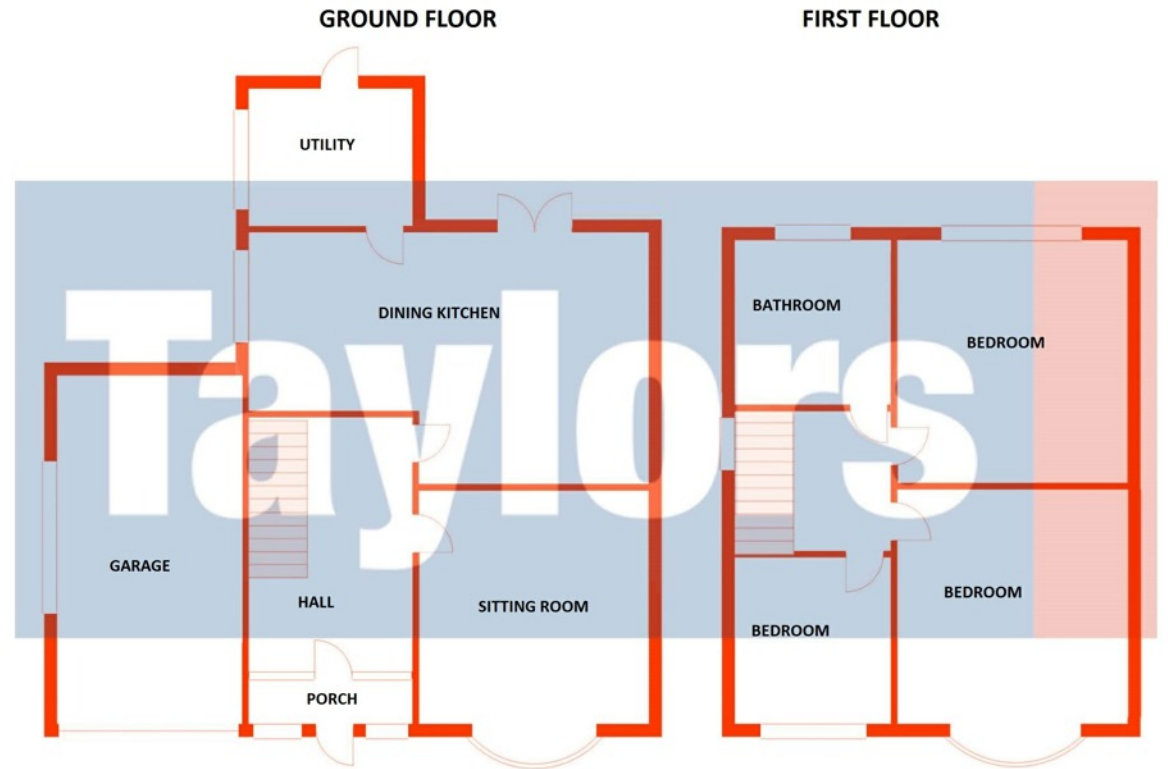
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