



Taylors

Woodcombe Close, AMBLECOTE, Brierley Hill.

Offers In Region Of £170,000

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This SUPERBLY PRESENTED, DECEPTIVELY SPACIOUS & VERY WELL ARRANGED, EASILY MAINTAINABLE, TWO BEDROOM, GROUND FLOOR MAISONETTE is perfectly suited for those looking to DOWNSIZE, FIRST TIME BUYERS looking to get onto the property ladder or BUY-TO-LET Investors and is for sale with NO UPWARD CHAIN. Wonderfully situated within this ADMIRERD & EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, an early viewing is ESSENTIAL if to appreciate this MOST APPEALING & NICELY MAINTAINED PROPERTY, which combined with having an EXCELLENT RANGE of LOCAL AMENITIES (Such as Stourbridge & Brierley Hill Town Centres) & TRANSPORT LINKS close by.

Entrance Porch

Spacious Sitting Room - 5.64m x 3.51m (18'6" x 11'6")

(measurements taken at widest available points)

Inner Hall

Modern Well Fitted Kitchen - 3.71m x 3.48m (12'2" x 11'5")

(measurements taken at widest available points)

Bedroom 1 - 3.86m x 2.87m (12'8" x 9'5")

(measurements taken at widest available points)

Bedroom 2 - 3m x 2.64m (9'10" x 8'8")

(measurements taken at widest available points)

Well Appointed Shower Room - 2.87m x 1.73m (9'5" x 5'8")

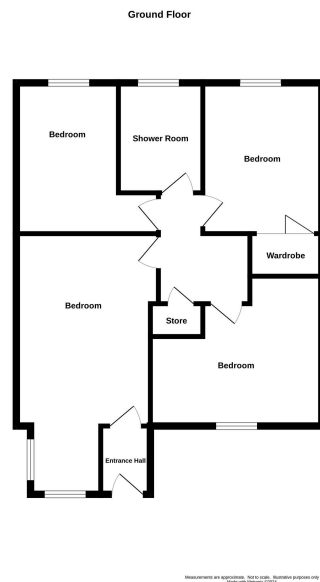
OUTSIDE

Driveway

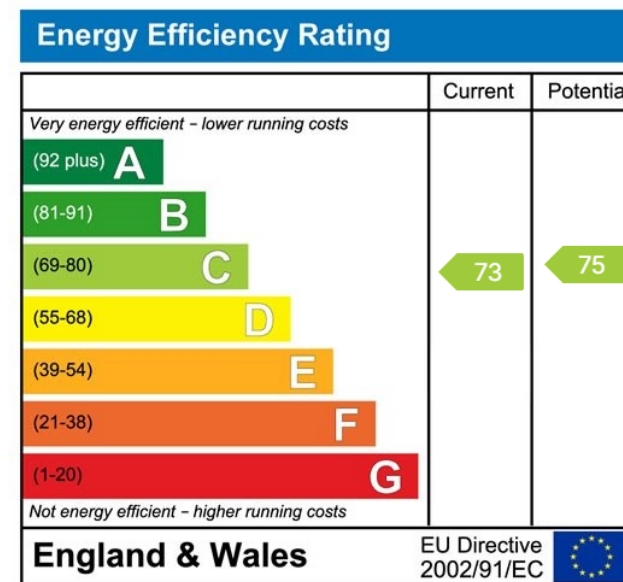
Lovely Rear Garden

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a low - very low risk of yearly flooding. Tenure: According to our vendor client, they own the FREEHOLD for both this flat & the one above (this must be checked with any potential buyers legal representative).





- DECEPTIVELY SPACIOUS & VERY WELL ARRANGED, EASILY MAINTAINABLE MAISONETTE
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- OUR CURRENT VENDOR OWNS THE FREEHOLD FOR BOTH THIS FLAT & THE ONE ABOVE
- EXCELLENT RANGE OF LOCAL AMENITIES CLOSE BY
- LOVELY GROUND FLOOR POSITION
- WONDERFUL REAR GARDEN ASPECT
- MAY SUIT THOSE WISHING TO DOWNSIZE
- MODERN WELL FITTED KITCHEN & ATTRACTIVE WELL APPOINTED SHOWER ROOM
- TWO WELL PROPORTIONED BEDROOMS



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.