



Taylors

Amblecote Road, Brierley Hill, DY5 2PP

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This SUPERBLY PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly located upon the ESTABLISHED & POPULAR AMBELCOTE ROAD, which has a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING close by, and together with being for sale with NO UPWARD CHAIN, offers a VERY WELL PRESENTED & MOST APPEALING LAYOUT of nicely maintained accommodation, of which is IDEALLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Spacious Welcoming Hall / Dining Room, Attractively Decorated Sitting Room, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed House Shower Room. Furthermore with Good Sized Driveway which provides OFF ROAD PARKING, Garage, Lovely / Secluded Rear Garden and being well placed for an EXTENSIVE ARRAY of LOCAL AMENITIES (Such as Merry Hill Shopping Complex) & TRANSPORT LINKS.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall / Dining Room - 5.99m x 2.44m (19'8" x 8'0")

Modern Well Fitted Kitchen - 4.22m x 2.03m (13'10" x 6'8")

Attractive Sitting Room - 5.13m x 2.82m (16'9" x 9'3")

FIRST FLOOR

Landing

Bedroom 1 - 3.38m x 2.62m (11'1" x 8'7")

(Measurements taken at widest available points)

Bedroom 2 - 3.96m x 3.02m (13'0" x 9'11")

Bedroom 3 - 3.07m x 2.13m (10'1" x 7'0")

House Shower Room - 2.24m x 1.65m (7'4" x 5'5")

(Measurements taken at widest available points)

OUTSIDE

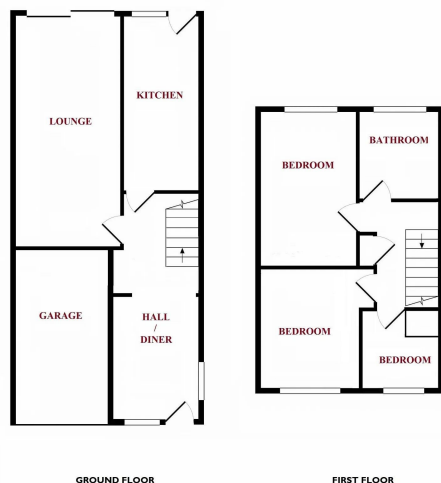
Driveway

Garage

Secluded Rear Garden

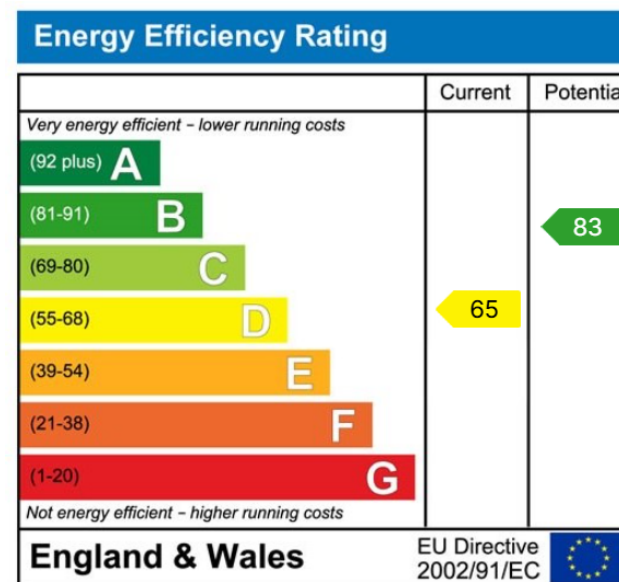
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





FOR GUIDE PURPOSES ONLY: While 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 misstatement. 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 misuses. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- SUPERBLY PROPORTIONED & DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EXCELLENT RANGE OF SOUGHT AFTER SCHOOLING WITHIN CLOSE PROXIMITY
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- POPULAR & ESTABLISHED RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- ATTRACTIVELY DECORATED & VERY WELL MAINTAINED THROUGHOUT



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.