



**Taylors**



# Nuthatch Drive, Amblecote, Brierley Hill, DY5 2RF

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Beautifully situated on a FANTASTIC & GOOD SIZED PLOT within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, is this SUPERBLY PRESENTED & EXPENSIVELY APPOINTED, THREE BEDROOM, DETACHED RESIDENCE which encompasses a DECEPTIVELY SPACIOUS & IMMACULATELY MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES seeking a WONDERFUL FOREVER HOME. This SPLENDID FAMILY HOME must be viewed at the earliest opportunity if to be fully appreciated and together with having both DOUBLE GLAZING & GAS CENTRAL HEATING.

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Hall

Guests Cloakroom / W.C

Through Lounge with Dining Area - 8.37m x 4.01m (27'5" x 13'1")

Stunning Well Fitted Kitchen - 3.54m x 2.42m (11'7" x 7'11")

### FIRST FLOOR

Landing

Bedroom 1 - 3.79m x 2.95m (12'5" x 9'8")

Bedroom 2 - 3.42m x 2.95m (11'2" x 9'8")

Bedroom 3 - 2.65m x 2.56m (8'8" x 8'4")

Modern House Shower Room - 2.76m x 1.89m (9'0" x 6'2")

### OUTSIDE

Huge Driveway

Detached Double Garage - 8.46m x 4.95m (27'9" x 16'2")

(Measurements taken at widest available points)

Wonderfully Maintained Rear Garden

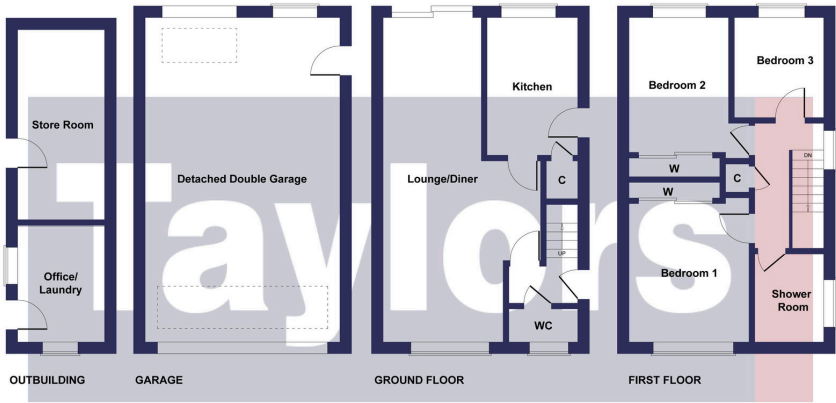
Laundry / Office - 3.08m x 2.07m (10'1" x 6'9")

Large Store Room

EPC: C. 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.



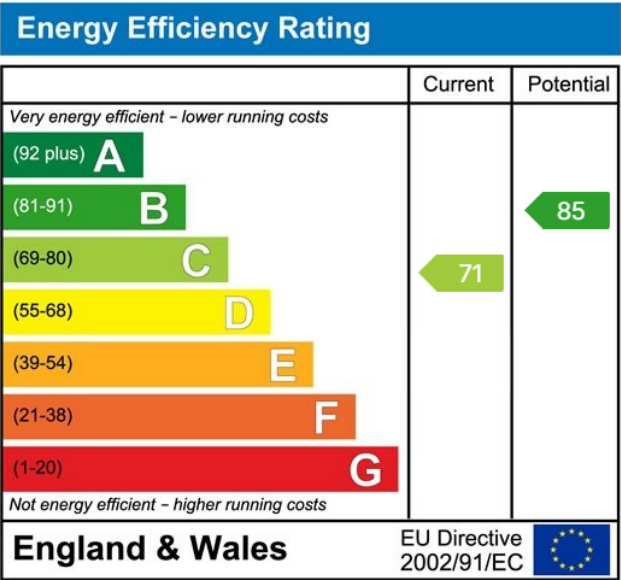
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- SUPERBLY PRESENTED & EXPENSIVELY APPOINTED, DETACHED RESIDENCE
- THREE WONDERFULLY PROPORTIONED FIRST FLOOR BEDROOMS
- FANTASTIC DETACHED DOUBLE GARAGE
- PERFECT PROPERTY FOR GROWING FAMILIES
- SITUATED ON A FANTASTIC SIZED PLOT WITHIN THIS SOUGHT AFTER RESIDENTIAL LOCATION
- STUNNING RE-FITTED KITCHEN
- LARGE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- PRIVATE & GOOD SIZED REAR GARDEN
- IMMACULATELY MAINTAINED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- SUPERB RANGE OF POPULAR SCHOOLING CLOSE BY



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