



Taylor's

Sorrel Walk, Amblecote, Brierley Hill, DY5 2QG

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A VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE superbly located within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a INCREDIBLY DECEPTIVE layout of Double Glazed & Gas Centrally Heated accommodation. This SUCCESSFULLY ENLARGED PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY HOME, which is WELL MAINTAINED throughout, together with offering the IDEAL COMBINATION of a Practical & Extended Ground Floor Layout and Deceptively Spacious First Floor Accommodation. An EARLY VIEWING is advised if to appreciate the accommodation on offer, which in brief comprises: Entrance Hall, Spacious Sitting Room with Extended Dining / Office Area, Attractive & Enlarged Light Oak Style Breakfast Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Well Appointed White Suite House Bathroom. Externally, this WELL PRESENTED PROPERTY benefits from a Fore Garden, Garage, Secluded Rear Garden with Initial Patio Area for Alfresco Dining and is CONVENIENTLY LOCATED for an EXTENSIVE RANGE of Local Amenities, Regular Transport Links & SOUGHT AFTER SCHOOLING.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Spacious Sitting Room with Extended Dining Area - 8.89m x 3.38m (29'2" x 11'1")

Enlarged Well Fitted Breakfast Kitchen - 4.72m x 2.62m (15'6" x 8'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.25m x 3.05m (10'8" x 10'0")

Bedroom 2 - 3.05m x 3.02m (10'0" x 9'11")

Bedroom 3 - 2.11m x 2.11m (6'11" x 6'11")

House Bathroom

OUTSIDE

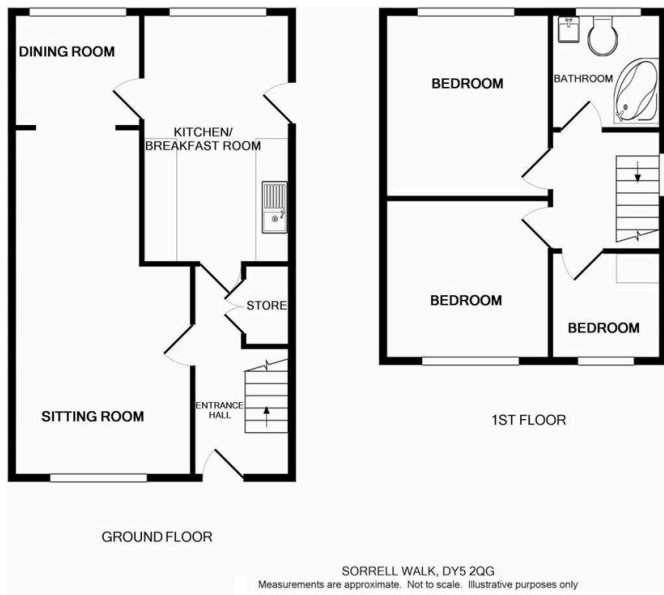
Fore Garden

Garage

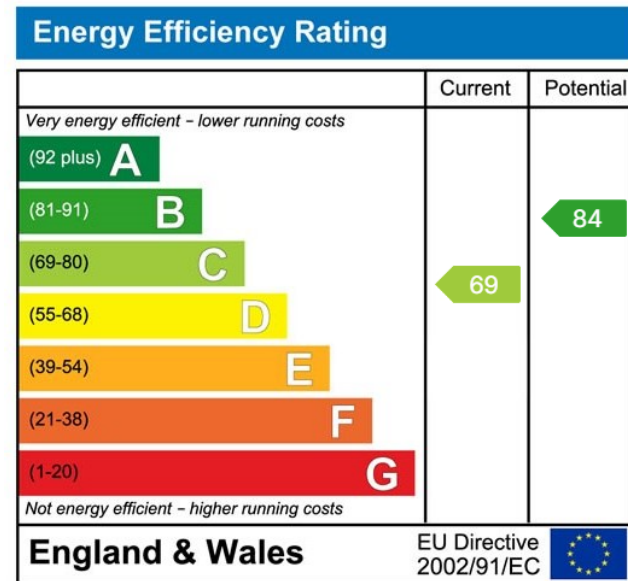
Pleasant Rear Garden

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).





- VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- MODERN & EXTENDED WELL FITTED KITCHEN
- EARLY VIEWING ADVISED
- CENTRALLY LOCATED TO BOTH STOURBRIDGE & BRIERLEY HILL TOWN CENTRES
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- THREE FIRST FLOOR BEDROOMS
- ATTRACTIVE WHITE SUITE HOUSE BATHROOM
- PETERS HILL PRIMARY SCHOOL WITHIN WALKING DISTANCE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- SUCCESSFUL GROUND FLOOR EXTENSION CREATING LARGER LIVING ACCOMMODATION



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.