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New Bungalow at Park Street

Amblecote

New Bungalow, Park Street, Amblecote, DY8 4BH

Coming soon a brand new individual detached 2 bedroom bungalow with open plan kitchen, dining, lounge and shower room/ wet room with driveway parking for 2 cars, and enclosed rear garden. Gross internal area is approximately 60.5 square metres (651 square feet).

A rare opportunity to purchase a new build bungalow at this location, conveniently located close to local amenities at Amblecote/ Audnam with shops at Brettle Lane including an Aldi supermarket within a short walking distance, a Tesco express and a pharmacy etc.

Park street itself is located between Brettle Lane and King William Street and is close to public car parking.

The accommodation will have an Air Source Heat Pump and water cylinder, with radiators, double glazed windows and will have a high level of energy efficiency as would be expected of a new build property in accordance with current building regulations.

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There will be an electric vehicle EV charging point. The property is future proofed with wider doors and level access.

Depending on the stage of build and subject to a legal commitment to purchase there may be some options on the specification that a buyer could specify in order to personalise.

This is an opportunity not to miss for the right buyer.

Tenure: Freehold

Council tax: TBC

EPC: TBC

All mains services connected – No Gas

Air Source Heat Pump and water cylinder

Advantage 10 year Warranty

Broadband and mobile phone signal: <https://checker.ofcom.org.uk>

Construction: Traditional brickwork with pitched roof

Note: CGI images are indicative only.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

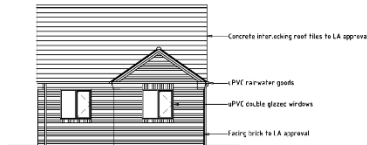
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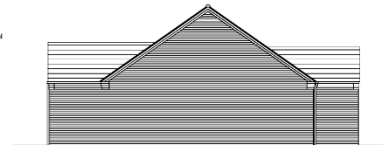
www.leeshaw.com



FLOOR PLANS



FRONT ELEVATION



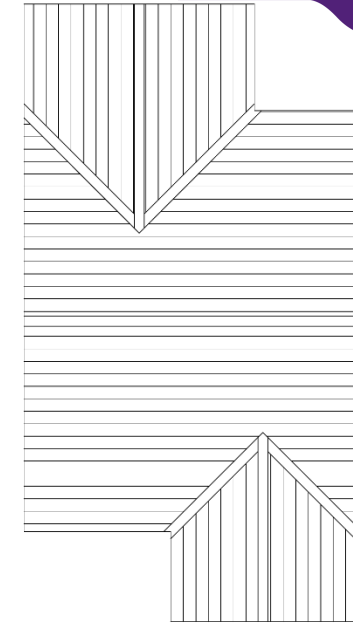
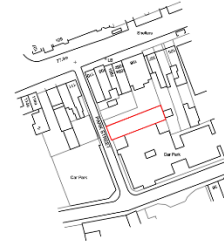
SIDE ELEVATION



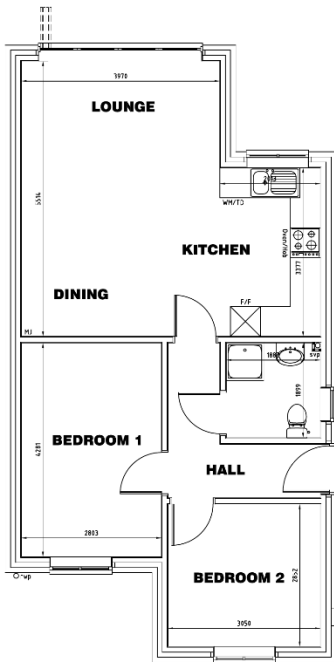
REAR ELEVATION



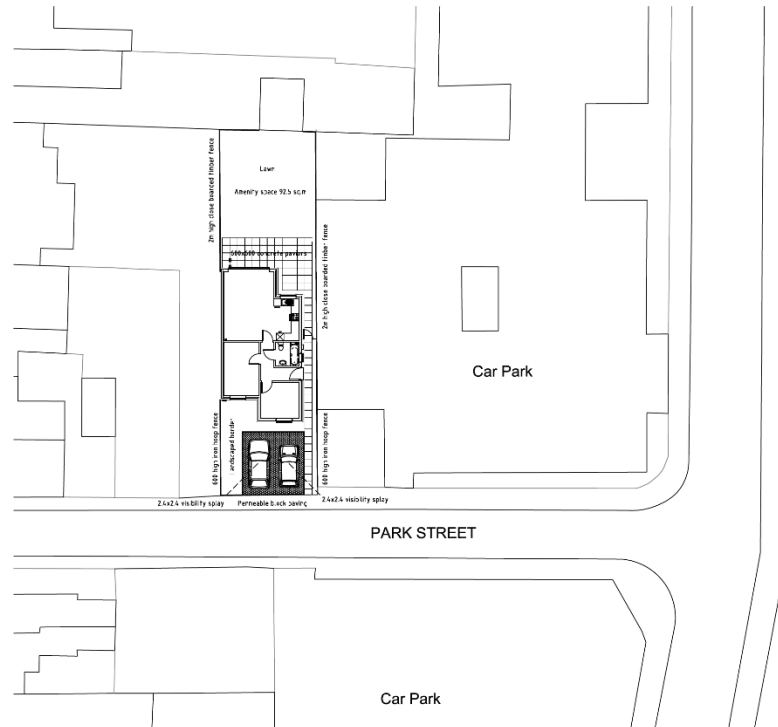
SIDE ELEVATION



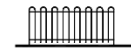
ROOF PLAN



FLOOR PLAN



SITE PLAN



IRON HOOP FENCE

Rev	Description	Date	By
A	Iron hoop fence and roof plan added	5/1/24	AJD

This drawing is to be read in conjunction with the structural engineers drawings and specifications and the recommendations of the site investigation/geotechnical report where applicable.



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ARCHITECTURE
ESTABLISHED 1981

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TEL: 0121 618 5070 EMAIL: OFFICE@ECLIPSE-ARCHITECTURE.CO.UK

Site:
**Park Street, Amblecote
Stourbridge,**

Title:
Proposed Bungalow

Scale:
1/50, 1/100

Day No.:
2339/001

Date:
October 2023

Rev:

© Eclipse Architecture (UK) 2023



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CHARTERED PRACTICE



LABC Building Excellence AWARDS 2021
Regional Highly Commended





We don't sell houses, we sell **homes.**

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.