



Taylors

Amblecote Road, Brierley Hill, DY5 2PP

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A BEAUTIFULLY PRESENTED, CHARMING & CHARACTERFUL, VICTORIAN STYLE, TWO BEDROOM, MID-TERRACE RESIDENCE situated within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a THOUGHTFULLY IMPROVED layout of accommodation with Double Glazing & Gas Central Heating. This FABULOUS PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS a RARE & EXCITING OPPORTUNITY to purchase a LOVELY & ATTRACTIVELY RE-DECORATED PERIOD STYLE PROPERTY, which is IMMACULATELY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Traditional yet Affordable Living, Cosy 'Ready-to-move-into' Accommodation & a Hugely Convenient Residential Location. 'Amblecote Road' forms part of this SOUGHT AFTER & CONVENIENT RESIDENTIAL LOCATION, which has an EXTENSIVE range of local amenities (such as Merry Hill Shopping Complex) & regular transportation links close by, together with having a FANTASTIC ARRAY of QUALITY PRIMARY & SECONDARY SCHOOLING within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Attractive Sitting Room, Modern Well Fitted Breakfast Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Bathroom. The property represents an AFFORDABLE choice for First Time Buyers looking to step onto the property ladder or Investors looking to expand their Buy-To-Let investment portfolio, and EXTERNALLY has a Pebbled Driveway which provides AMPLE OFF ROAD PARKING (Approached Via a Secure Shared Timber Gate) and Charming Cottage Style Rear Garden with Astro Turf Lawn & Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Attractive & Charming Sitting Room - 3.98m x 3.55m (13'0" x 11'7")

Modern Well Fitted Breakfast Kitchen - 4.15m x 3.51m (13'7" x 11'6")

FIRST FLOOR

Landing

Bedroom 1 - 4.22m x 3.48m (13'10" x 11'5")

Bedroom 2 - 3.11m x 2.43m (10'2" x 7'11")

Luxury Well Appointed House Bathroom - 2.27m x 1.44m (7'5" x 4'8")

OUTSIDE

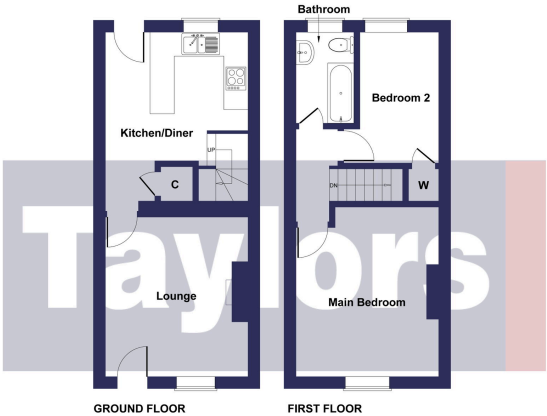
Pebbled Off Road Driveway Parking Area

Lovely Cottage Style Garden

EPC: C. Council Tax Band: A. 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. 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).

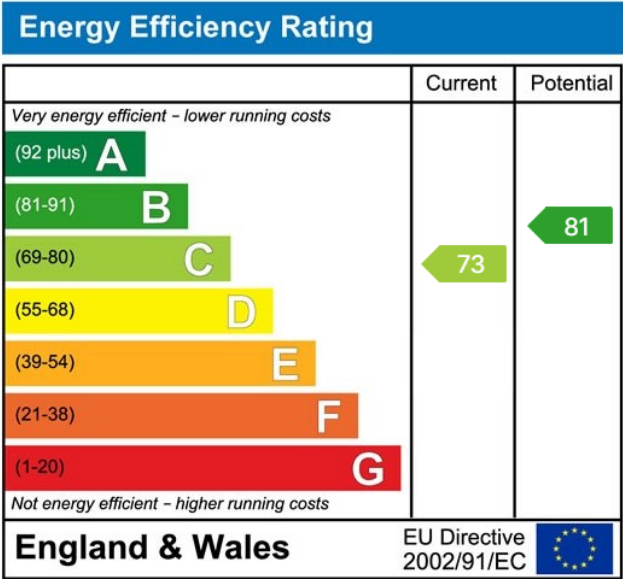


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- BEAUTIFULLY PRESENTED, VICTORIAN STYLE, MID-TERRACE RESIDENCE
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- EXTENSIVE RANGE OF SCHOOLING & REGULAR TRANSPORT LINKS CLOSE BY
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER
- NO UPWARD CHAIN
- MODERN WELL FITTED BREAKFAST KITCHEN
- EXTREMELY POPULAR & ESTABLISHED RESIDENTIAL LOCATION
- QUALITY LOCAL AMENITIES WITHIN CLOSE PROXIMITY
- OFF ROAD PARKING TO THE REAR & LOVELY COTTAGE STYLE GARDEN ASPECT



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.