



Taylors

Cowslip Walk, Amblecote, Brierley Hill, DY5 2QN

Offers In Region Of £250,000

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A HUGELY & THOUGHTFULLY EXTENDED, IMMACULATEDLY MAINTAINED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this ADMIRE & POPULAR RESIDENTIAL LOCATION and encompassing a MOST DECEPTIVE & WONDERFULLY ENLARGED layout of accommodation with Double Glazing, Gas Central Heating & a FANTASTIC DOUBLE STOREY EXTENSION. This BEAUTIFULLY PRESENTED PROPERTY offers an EXCITING OPPORTUNITY for GROWING FAMILIES or the more Discerning First Time Buyers to purchase a VERY LARGE FAMILY HOME which is WELL MAINTAINED throughout and all together offers the PERFECT COMBINATION of an Extended Ground Floor layout, Incredibly Spacious First Floor Accommodation and a Hugely Desirable Residential Location. An early viewing is ESSENTIAL to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Guests Cloakroom / W.C, Extremely Spacious Living Room, Modern Well Fitted Dining Kitchen with Integrated Appliances, Delightful Conservatory, Landing, Three Well Proportioned Double Bedrooms and Attractive Well Appointed Four Piece Suite Bathroom. Furthermore this SUERPB PROPERTY is for sale with NO UPWARD CHAIN and externally is complimented with an Attractive Low Maintenance Frontage, Beautifully Landscaped Rear Garden with Well Maintained Lawn & Patio Area, Garage and Impressive Tarmac Driveway. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### ROOM DIMENSIONS

#### GROUND FLOOR

##### Entrance Hallway & Guests Cloakroom / W.C

**Very Large Sitting Room** - 5.54m x 4.34m (18'2" x 14'3")

(Measurements taken at widest available points)

**Modern Well Fitted Dining Kitchen** - 5.26m x 2.49m (17'3" x 8'2")

**Delightful Conservatory** - 3.89m x 2.39m (12'9" x 7'10")

#### FIRST FLOOR

**Bedroom 1** - 4.29m x 2.87m (14'1" x 9'5")

**Bedroom 2** - 4.04m x 2.87m (13'3" x 9'5")

**Bedroom 3** - 3.81m x 2.13m (12'6" x 7'0")

**Attractive Four Piece Suite House Bathroom**

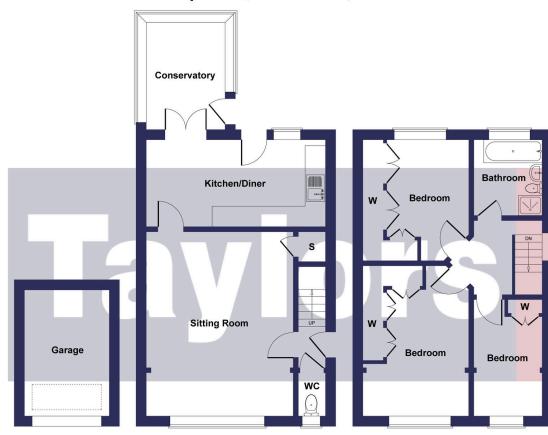
#### OUTSIDE

**Lovely Frontage & Fore Garden**

**Impressive Driveway, Garage & Beautifully Landscaped Rear Garden**

EPC: C. Council Tax Band: B. 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.

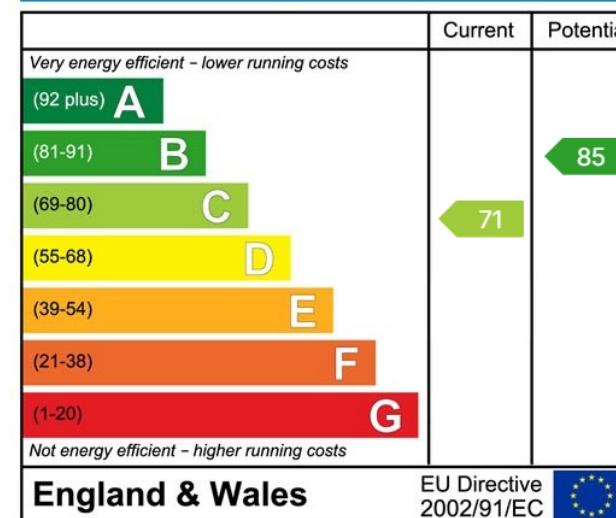




- FANTASTIC DOUBLE STOREY EXTENSION
- NO UPWARD CHAIN
- ATTRACTIVE WELL APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- IMPRESSIVE DRIVEWAY & GARAGE
- EXTENSIVE RANGE OF TRANSPORT LINKS & LOCAL AMENITIES CLOSE BY
- DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN WELL FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- PETERS HILL PRIMARY SCHOOL WITHIN WALKING DISTANCE
- PERFECT FOR GROWING FAMILIES
- HUGELY & THOUGHTFULLY EXTENDED, IMMACULATEDLY MAINTAINED, SEMI-DETACHED RESIDENCE



### Energy Efficiency Rating



**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.