

Taylors

**Westland Gardens, Amblecote, Stourbridge, DY8 4HW**

Offers In Region Of £195,000

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Offered with no upward chain, this well presented two bedroom end terrace bungalow occupies a delightful corner position within the popular Westland Gardens development, having gas central heating and double glazing, and enjoying wraparound communal gardens. The development is designed exclusively for residents aged 60 and over.

The thoughtfully arranged accommodation comprises a welcoming entrance hall, a modern fitted kitchen with a built in oven, hob and dishwasher, and a comfortable living room with a door opening onto a patio area and the communal rear gardens. There are two good sized bedrooms, with built in wardrobes to the main bedroom and the second currently used as a dining room. A modern fitted shower room completes the accommodation.

The beautifully maintained communal gardens are cared for under a service contract, with generous lawns and well stocked beds of plants and shrubs providing an attractive and peaceful setting. Residents' parking and additional visitor spaces are also available.

Conveniently positioned close to a bus stop, local shops and amenities, this delightful bungalow offers an excellent opportunity to enjoy a peaceful, well connected retirement lifestyle.

Tenure: Leasehold. Lease Term: Approximately 88 years, Service Charge: £2600 per annum, Construction: Standard.  Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D.

**Entrance Hall** - 4.67m x 3.96m (15'4" x 13'0") At widest points
L shaped
**Kitchen** - 3.96m x 1.73m (13'0" x 5'8") At widest points
**Living Room** - 4.19m x 3.4m (13'9" x 11'2") At widest points
**Shower Room** - 2.13m x 1.55m (7'0" x 5'1") At widest points
**Bedroom One** - 3.53m x 2.74m (11'7" x 9'0") At widest points
**Bedroom Two** - 2.77m x 2.64m (9'1" x 8'8") Currently used as a dining room
**Airing Cupboard**
**Storage Cupboard** - Housing boiler



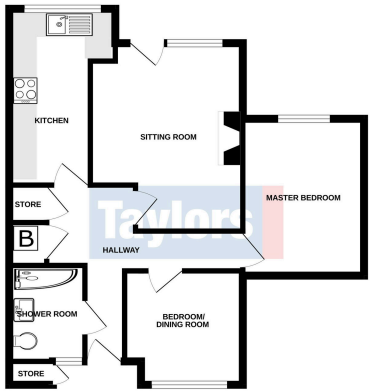




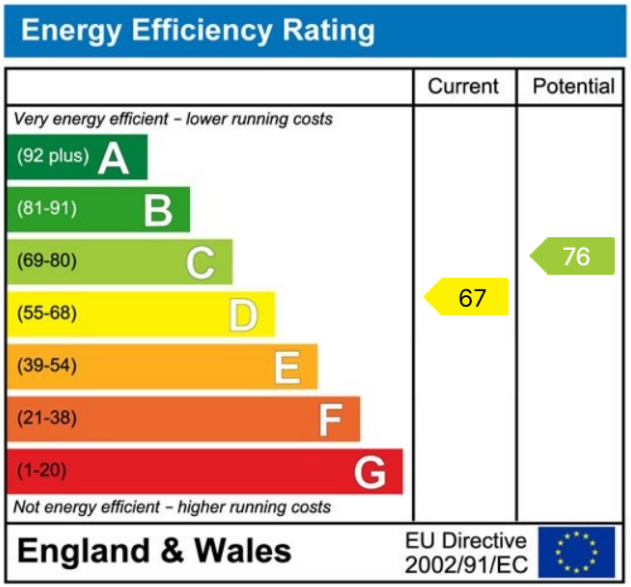


- NO UPWARD CHAIN
- TWO BEDROOMS
- DELIGHTFUL CORNER POSITION
- BEAUTIFUL COMMUNAL GARDENS
- SHOWER ROOM
- FOR THOSE AGED 60 AND OVER

GROUND FLOOR




2 BEDROOM END OF TERRACE BUNGALOW




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