



Taylor's

Bewlay Close, Amblecote, Brierley Hill, DY5 3NW

Offers In Region Of £325,000

3 2 1



A STUNNING, TREMENDOUSLY SPACIOUS & VASTLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER CLOSE, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with Double Glazing & Gas Central Heating. This BEAUTIFULLY PRESENTED PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a GOOD SIZED FAMILY HOME which is IMMACULATELY MAINTAINED throughout, and altogether offers the PERFECT combination of MODERN LIVING, 'Ready-to-move-into accommodation' and a Hugely Popular Residential Location. 'Bewlay Close' forms part of this INCREDIBLY POPULAR RESIDENTIAL LOCATION, located within the SOUGHT AFTER Area of Amblecote, of which has an EXCELLENT RANGE of LOCAL AMENITIES & Regular Transport Links close by, together with having an OUTSTANDING ARRAY of QUALITY SCHOOLING within walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Hallway, Stylish Through Lounge with Dining Area & Feature Media Wall Style Fireplace, Gorgeous Well Fitted Kitchen, Landing, Three Large & Attractively Decorated First Floor Bedrooms (Master Bedroom with Luxury En-Suite Shower Room) and Modern Well Appointed House Bathroom. Externally, this FANTASTIC PROPERTY boasts an IMPRESSIVE BLOCK PAVED Driveway which provides AMPLE OFF ROAD PARKING, a Beautifully Landscaped Rear Garden with Astro Turf Lawn & Initial Patio Area for Alfresco Dining and SUPERB OUTBUILDING / HOME OFFICE with a Variety of Potential Uses, but currently used as a Cinema Room (Please note - the Cinema Equipment is available to purchase but only via Separate Negotiations).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Hallway

Stylish Through Lounge with Dining Area & Media Wall Fireplace - 6.98m x 4.06m (22'10" x 13'3")

Stunning Well Fitted Kitchen - 4.74m x 2.52m (15'6" x 8'3")

FIRST FLOOR

Bedroom 1 - 5.27m x 2.55m (17'3" x 8'4")

Modern En-Suite Shower Room - 2.51m x 2m (8'2" x 6'6")

Bedroom 2 - 4.08m x 2.87m (13'4" x 9'4")

Bedroom 3 - 3.43m x 2.08m (11'3" x 6'9")

Luxury House Bathroom - 1.89m x 1.86m (6'2" x 6'1")

OUTSIDE

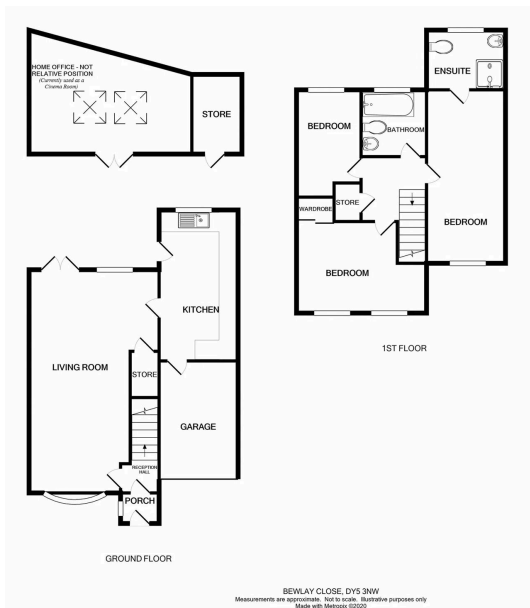
Impressive Block Paved Driveway & Garage

Beautifully Landscaped Astro Turf Rear Garden

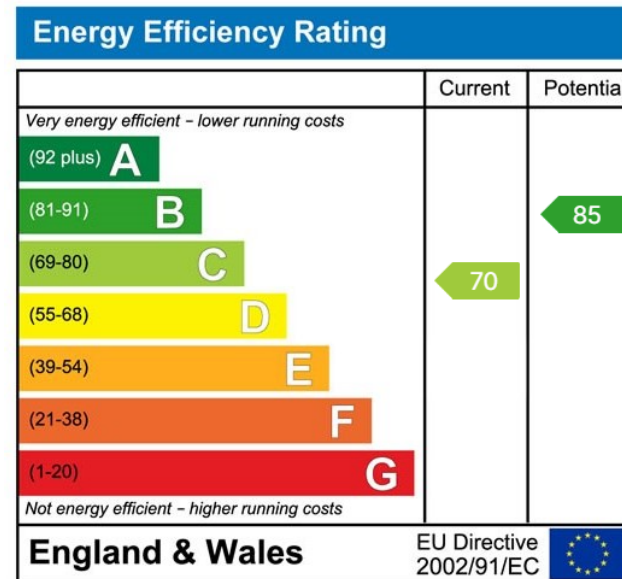
Fantastic Outbuilding / Summerhouse - 5.15m x 4.35m (16'10" x 14'3")

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 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).





- STUNNING & VASTLY EXTENDED, SEMI-DETACHED RESIDENCE
- MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- FANTASTIC HOME OFFICE / OUTBUILDING (CURRENTLY USED AS A CINEMA ROOM)
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- THREE LARGE & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- GORGEOUS WELL FITTED KITCHEN
- MODERN WELL APPOINTED HOUSE BATHROOM
- DESIRABLE SCHOOLING CLOSE BY
- BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED THROUGHOUT



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.