



**Taylors**



# Ambleside Drive, Lakeside, Brierley Hill, DY5 3XL

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This IMMACULATELY MAINTAINED & BEAUTIFULLY PRESENTED, EXECUTIVE, THREE BEDROOM, DETACHED RESIDENCE is superbly situated within this desirable residential Cul-De-Sac, located within the SOUGHT AFTER AREA of 'Lakeside', and furthermore encompasses a VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. This FANTASTIC FAMILY HOME must be viewed at the EARLIEST opportunity if to be fully appreciated and together with having an OUTSTANDING range of Local Amenities & POPULAR SCHOOLING close by, in brief comprises: Reception Hall, Guest Cloakroom W.C, Modern & Spacious Well Fitted Dining Kitchen, Large Sitting Room leading to a Pleasant Dining Room Area, Landing, Three Well Proportioned First Floor Bedrooms (Two of which with Lovely Range of Fitted Wardrobes), Master Bedroom with Luxury En-Suite Shower Room & Well Appointed House Bathroom. Furthermore with Impressive Driveway which provides Ample Off Road Parking, Excellent Tandem Garage with Useful Utility to the Rear and Secluded / Well Maintained Rear Garden which is Low Maintenance and Ideal for Alfresco Dining.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Spacious Lounge** - 3.4m x 4.8m (11'1" x 15'8")

**Lovely Dining Area** - 2.9m x 3.5m (9'6" x 11'5")

**Modern Well Fitted Dining Kitchen** - 5.1m x 2.8m (16'8" x 9'2")

#### Guests Cloakroom / WC

**Utility Room** - 1.7m x 2.4m (5'6" x 7'10")

### FIRST FLOOR

**Bedroom 1** - 3m x 3.5m (9'10" x 11'5")

**Ensuite Shower Room** - 2.8m x 1.4m (9'2" x 4'7")

**Bedroom 2** - 3.3m x 3.5m (10'9" x 11'5")

(Measurements taken at widest available points)

**Bedroom 3** - 2.4m x 3m (7'10" x 9'10")

**House Bathroom** - 2m x 1.8m (6'6" x 5'10")

### OUTSIDE

#### Driveway

**Tandem Garage** - 2.4m x 8.8m (7'10" x 28'10")

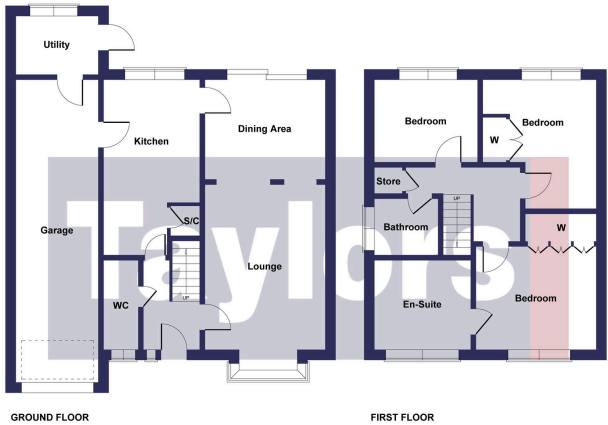
(Measurements taken at widest available points)

#### Secluded Rear Garden

. EPC: C. Council Tax Band: D. 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.

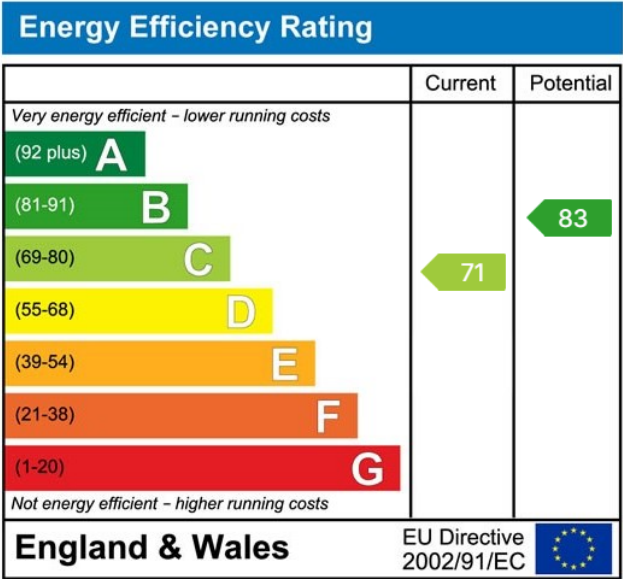






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- PERFECT FOR GROWING FAMILIES
- MODERN WELL FITTED DINING KITCHEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM & FITTED WARDROBES
- LOVELY & SECLUDED REAR GARDEN
- IMPRESSIVE DRIVEWAY & TANDEM GARAGE
- SUERPBL Y SITUATED WITHIN THE EXTREMELY SOUGHT AFTER AREA OF 'LAKESIDE'
- POPULAR SCHOOLING CLOSE BY
- IMMACULATEDLY MAINTAINED & BEAUTIFULLY PRESENTED, EXECUTIVE, DETACHED RESIDENCE
- VERY WELL ARRANGED LAYOUT WITH DOUBLE GLAZED & GAS CENTRAL HEATING



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