



The
LEE, SHAW
Partnership

New Bungalow, Park Street

Amblecote, Stourbridge, DY8 4BS

INDIVIDUAL DETACHED BUNGALOW

A brand-new individual detached 2-bedroom bungalow with open plan kitchen, dining, lounge and shower room with driveway parking for 2 cars, and enclosed rear garden. Gross internal area is approximately 60.5 square metres (651 square feet).

A rare opportunity to purchase a new build bungalow at this location, conveniently located close to local amenities at Amblecote / Audnam with shops at Brettle Lane including an Aldi supermarket within a short walking distance, a Tesco express and a pharmacy etc.

Park street itself is located between Brettle Lane and King William Street and is close to public car parking.

The accommodation will have an Air Source Heat Pump with under floor heating which makes it very easy to arrange furniture as there are no wall mounted radiators and there is a water cylinder for domestic hot water, and double glazed windows. The bungalow will have a high level of energy efficiency as would be expected of a new build property in accordance with current building regulations.

The spacious living/dining kitchen is an attractive light space with bi-fold doors opening to the rear garden with lovely L-shaped patio, lawn and a choice of different places to sit to enjoy the sun or shade.



READY TO PERSONALISE

The shower room will feature a wc, sink and easy access shower with an electric towel rail ideal for airing towels as it can operate independently of the central heating.

The design and construction has been well thought out in terms of ease of maintenance and benefits from a 10 year Advantage Structural Warranty.

There will be an electric vehicle EV charging point. The property is future proofed with wider doors and level access.

Subject to the stage of build there could be a choice of colours and finishes.

This is an opportunity not to miss for the right buyer.

Tenure: Freehold

Council tax: TBC

EPC: TBC

All mains services connected – No Gas, but gas is available

Air Source Heat Pump and water cylinder

Advantage 10 year Warranty

Broadband and mobile phone signal: <https://checker.ofcom.org.uk>

Construction: Traditional brickwork with pitched roof

Note: CGI images show the layout of the kitchen.





FLOORPLAN

Selling Agents: The Lee, Shaw PARTNERSHIP

Kempson House, 101 Worcester Road West Hagley,
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