



Taylors

Barbrook Drive, Amblecote, Brierley Hill, DY5 3PZ

Offers In Region Of £250,000

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This BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this HUGELY SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of POPULAR SCHOOLING & AMENITIES close by and furthermore offers FIRST TIME BUYERS or YOUNG FAMILIES an exciting opportunity to purchase a SUPERB & IMMACULATELY MAINTAINED PROPERTY with DOUBLE GLAZING & GAS CENTRAL HEATING.

An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which is located within the EVER DESIRABLE AREA of AMBLECOTE, and combined with being centrally located for both STOURBRIDGE & BRIERLEY HILL TOWN CENTRES, has both Brompton Park & Peters Hill Primary School within walking distance.

This GORGEOUS HOME is for sale with NO UPWARD CHAIN and in brief comprises: Entrance Hallway, Stylish Sitting Room, Stunning Well Fitted Kitchen with Integrated Appliances, Useful Well Fitted Utility, Landing, Two Well Proportioned First Floor Bedrooms & Modern House Bathroom.

Furthermore the property boasts a Large Driveway which provides AMPLE OFF ROAD PARKING, Garage Store and an Extensive Rear Garden with Good Sized Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hall

Stylish Sitting Room - 4.49m x 3.15m (14'8" x 10'4")

Stunning Well Fitted Kitchen - 4.04m x 2.56m (13'3" x 8'4")

Useful Utility - 2.92m x 2.36m (9'6" x 7'8")

FIRST FLOOR

Landing

Bedroom 1 - 3.58m x 3.25m (11'8" x 10'7")

Bedroom 2 - 3.48m x 2.01m (11'5" x 6'7")

Modern House Bathroom - 1.95m x 1.9m (6'4" x 6'2")

OUTSIDE

Large Driveway

Garage Store

Good Sized Rear Garden

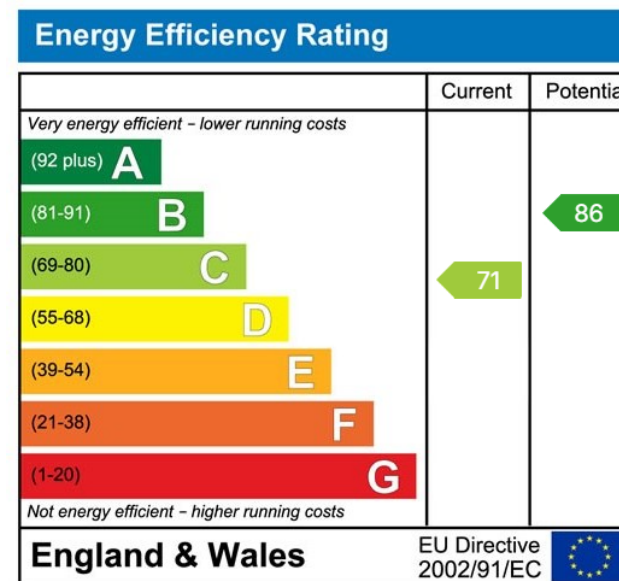
EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Homage 12/2022

- BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, SEMI-DETACHED RESIDENCE
- MODERN WELL APPOINTED HOUSE BATHROOM
- GOOD SIZED REAR GARDEN
- USEFUL & WELL FITTED UTILITY
- EXCITING OPPORTUNITY FOR FIRST TIME BUYERS TO GET ONTO THE PROPERTY LADDER
- STUNNING WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- HUGELY POPULAR & DESIRABLE RESIDENTIAL LOCATION
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING



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.