



Taylors

Ambleside Drive, Lakeside, Brierley Hill, DY5 3XL

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A TREMENDOUSLY SPACIOUS & SUPERBLY ENLARGED, EXECUTIVE, FOUR BEDROOM, DETACHED RESIDENCE wonderfully situated on a LARGE & ENVIABLE SIZED PLOT within this EXTREMELY POPULAR Cul-De-Sac, and furthermore encompassing a BEAUTIFULLY PROPORTIONED & VERY WELL ARRANGED Internal layout of accommodation with the additional BONUS of a FANTASTIC DOUBLE GARAGE with Added Store Room & Versatile Home Office Space. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD & SIZE of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room, Stunning Double Glazed Conservatory Addition, Separate Dining Room / Further Reception Room, Spacious Well Fitted Breakfast Kitchen with Integrated Appliances, Guests Cloakroom / W.C, Landing, Four Well Proportioned First Floor Bedrooms, Master Bedroom with Luxury En-Suite Shower Room & Well Appointed House Bathroom. Externally, this QUALITY HOME is LOCATED on a BRILLIANT PLOT and is set behind a Well Maintained Fore Garden & an EXTENSIVE TARMAC DRIVEWAY which provides OFF ROAD PARKING for Numerous Vehicles. To the Rear is a GORGEOUS & BEAUTIFULLY LANDSCAPED GARDEN with Impressive & Spacious Patio Area for Alfresco Dining, Pretty Water Feature and Large & Secluded Lawn. Furthermore, there is also a FANTASTIC DOUBLE GARAGE with Added Store Room & Versatile Home Office Space to the side - This Wonderful Space also provides HUGE POTENTIAL for Conversion / Adaptation if required (Subject to the Usual Planning Permissions). Potential Buyers would also like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS Measurements taken at widest available points)

Entrance Porch & Reception Hall

Attractive Sitting Room - 6.43m x 3.53m (21'1" x 11'6")

Stunning Conservatory - 4.92m x 3.48m (16'1" x 11'5")

Separate Dining Room / Further Reception Room - 3.27m x 2.91m (10'8" x 9'6")

Spacious Well Fitted Breakfast Kitchen - 3.9m x 3.75m (12'9" x 12'3")

Guests Cloakroom / W.C

Bedroom 1 - 4.34m x 2.95m (14'2" x 9'8")

Luxury En-Suite Shower Room - 2.76m x 1.62m (9'0" x 5'3")

Bedroom 2 - 3.82m x 3.57m (12'6" x 11'8")

Bedroom 3 - 3.52m x 2.71m (11'6" x 8'10")

Bedroom 4 - 2.94m x 2.33m (9'7" x 7'7")

House Bathroom - 2.28m x 2.02m (7'5" x 6'7")

Extensive Driveway & Well Maintained Fore Gardens

Fantastic Double Garage - 5.41m x 4.97m (17'8" x 16'3")

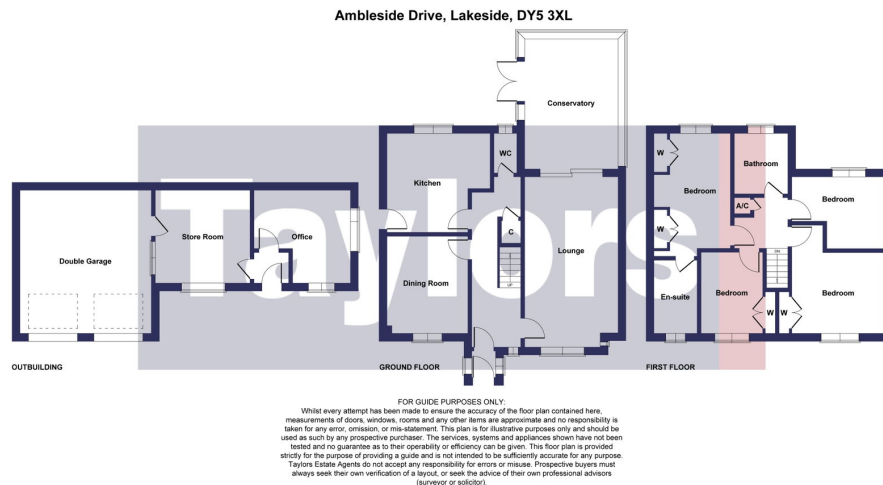
Large Store Room - 3.58m x 3.51m (11'8" x 11'6")

Wonderful & Versatile Home Office Space - 3.65m x 3.54m (11'11" x 11'7")

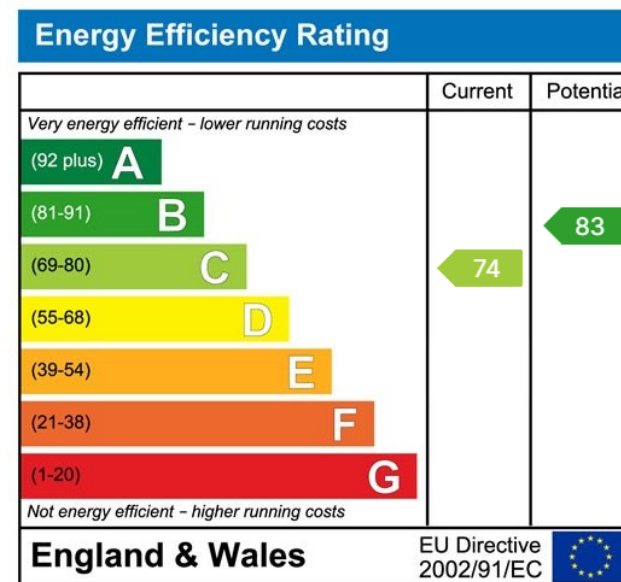
Beautiful & Secluded Rear Garden

EPC: C. Council Tax Band: E. All main services connected with Gas Central Heating & Majority Double Glazing. 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.





- TREMENDOUSLY SPACIOUS & SUPERBLY ENLARGED DETACHED RESIDENCE
- MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- WONDERFULLY SITUATED ON A LARGE SIZED PLOT WITHIN THIS DESIRABLE CUL-DE-SAC
- TWO SPACIOUS RECEPTION ROOMS & STUNNING CONSERVATORY
- FANTASTIC DOUBLE GARAGE WITH LARGE STORE ROOM & VERSATILE HOME OFFICE SPACE
- FOUR VERY WELL PROPORTIONED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- LOCATED WITHIN THE SOUGHT AFTER AREA OF LAKESIDE
- PERFECT FOR GROWING / EXTENDED FAMILIES
- EXTENSIVE DRIVEWAY AND GORGEOUS & WELL MAINTAINED REAR GARDEN



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