



Taylors

Amblecote Road, Brierley Hill, DY5 2YQ

Offers In Region Of £319,950

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A BEAUTIFULLY PROPORTIONED & INCREDIBLY SPACIOUS, THREE BEDROOM, DETACHED RESIDENCE superbly & enviably situated within this SOUGHT AFTER & ESTABLISHED residential location, and furthermore encompassing a MOST APPEALING layout of accommodation with both Double Glazing and Gas Central Heating. This VERY WELL ARRANGED PROPERTY offers an exciting opportunity for growing FAMILIES or the more discerning FIRST TIME BUYERS to purchase a lovely family home which is IMMACULATELY MAINTAINED throughout and also provides FANTASTIC POTENTIAL to extend to both the side & rear (subject to the usual planning permissions). The WELL MAINTAINED accommodation is for sale with NO UPWARD CHAIN and offers the perfect combination of family living, practical & versatile accommodation and a hugely CONVENIENT residential location. An early viewing is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises; Entrance Hallway, Attractive Rear Sitting Room, Separate Front Dining Room / Further Reception Room, Modern Well Fitted Kitchen, Guests Cloakroom / WC, Landing, Three Large & Well Proportioned First Floor Bedrooms and Pleasant Well Appointed House Shower Room. Externally, this FANTASTIC PROPERTY is situated on a very good sized plot and is set behind an Impressive Driveway which provides ample off-road parking. The driveway extends to a GARAGE with remote controlled door and has an adjoining Well Maintained Fore Garden. To the rear, the property is complimented with a SECLUDED GOOD SIZED GARDEN which has been very well kept and has a lovely Lawned garden area with surrounding planted & shrubed borders, initial patio area for alfresco dining and as previously mentioned, with space to the side which provides fantastic potential to extend (subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall & Guests Cloakroom / W.C

Pleasant Dining Room - 3.62m x 3.35m (11'10" x 10'11")

Lovely Rear Sitting Room - 4.3m x 3.65m (14'1" x 11'11")

Modern Well Fitted Kitchen - 3.65m x 2.68m (11'11" x 8'9")

FIRST FLOOR

Bedroom 1 - 4.08m x 3.74m (13'4" x 12'3")

Bedroom 2 - 4.03m x 3.29m (13'2" x 10'9")

Bedroom 3 - 3.71m x 2.95m (12'2" x 9'8")

Attractive House Shower Room - 2.12m x 1.84m (6'11" x 6'0")

OUTSIDE

Well Maintained Fore Garden & Impressive Driveway

Garage - 4.77m x 2.44m (15'7" x 8'0")

Pretty & 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. 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).



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GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- VERY WELL MAINTAINED & BEAUTIFULLY PROPORTIONED, DETACHED RESIDENCE
- FANTASTIC POTENTIAL TO EXTEND TO THE SIDE & REAR
- ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EXCELLENT RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- SUPERBLY SITUATED ON A GOOD SIZED PLOT
- EXTENSIVE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING & GARAGE
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- NO UPWARD CHAIN
- PRETTY & SECLUDED REAR GARDEN ASPECT



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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