



Taylors

Fitzgerald Place, Amblecote, Brierley Hill, DY5 2SZ

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A BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, THREE BEDROOM, DETACHED RESIDENCE superbly situated within this ADMIRE & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS & MOST APPEALING LAYOUT of Accommodation with both Double Glazing & Gas Central Heating. This VERY WELL PROPORTIONED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY & BEAUTIFULLY IMPROVED FAMILY HOME, which is IMMACULATELY MAINTAINED THROUGHOUT, and altogether provides the PERFECT COMBINATION of Modern & Practical Family Living, Attractively Decorated 'Turn-Key' Accommodation and a Hugely Convenient Residential Location. 'Fitzgerald Place' forms part of this EXTREMELY DESIRABLE Residential Location, which is centrally located to both Stourbridge & Brierley Hill Town Centres, together with having an EXTENSIVE RANGE of SOUGHT AFTER SCHOOLING (Such as Peters Hill Primary School), Regular Transport Links & Local Amenities close by. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Stylish Sitting Room with Bay Window, Stunning Well Fitted Dining Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Externally with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Excellent Tandem Garage and Large Rear Garden with Good Sized Lawn & Initial Patio Area for Alfresco Dining. Potential Buyers would also like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN and also provides FANTASTIC POTENTIAL to Extend (Subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch

Stylish Sitting Room - 4.83m x 3.62m (15'10" x 11'10")

Stunning Well Fitted Dining Kitchen - 4.51m x 3.05m (14'9" x 10'0")

FIRST FLOOR

Landing

Bedroom 1 - 3.9m x 2.63m (12'9" x 8'7")

Bedroom 2 - 3.01m x 2.64m (9'10" x 8'7")

Bedroom 3 - 2.36m x 2.11m (7'8" x 6'11")

Modern Well Appointed House Bathroom - 2.61m x 1.6m (8'6" x 5'2")

OUTSIDE

Impressive Driveway

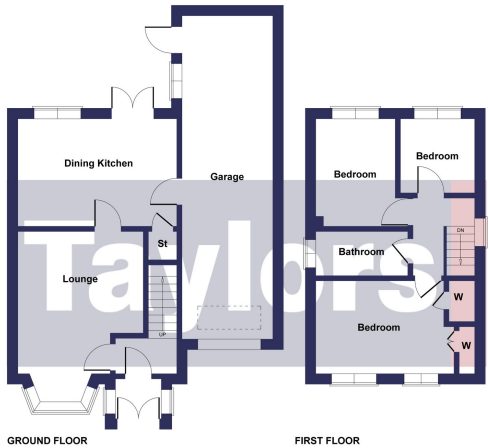
Large Tandem Garage - 9.17m x 2.38m (30'1" x 7'9")

Good Sized & Secluded Rear Garden

EPC: C. Council Tax Band: C. 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).

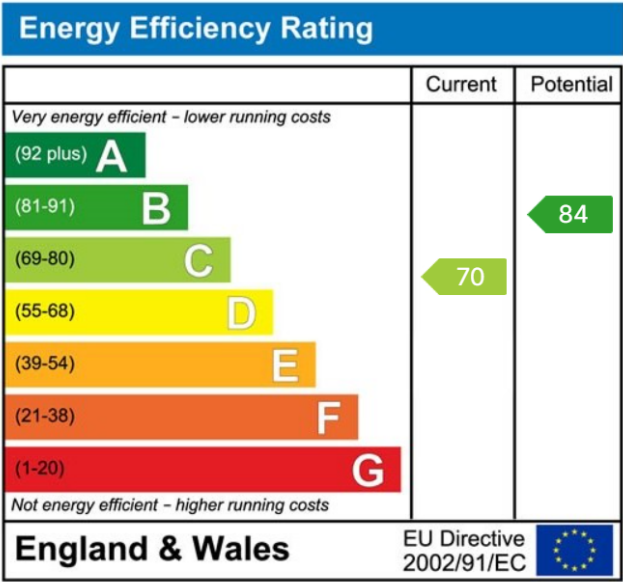


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FOR GUIDE PURPOSES ONLY:
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- BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, DETACHED RESIDENCE
- STUNNING WELL FITTED DINING KITCHEN
- LARGE & SECLUDED REAR GARDEN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- IMMACULATELY MAINTAINED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL APPOINTED HOUSE BATHROOM
- IMPRESSIVE DRIVEWAY & EXCELLENT TANDEM GARAGE
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EXCELLENT RANGE OF DESIRABLE SCHOOLING & LOCAL AMENITIES CLOSE BY



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.