



Taylor's

Westland Gardens, Amblecote, Stourbridge, DY8 4HW

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Offered with no upward chain, this well presented two bedroom mews-style bungalow is located within the popular Westland Gardens development, designed exclusively for those aged 60 and over.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hall, a modern fitted kitchen with built in oven and hob, a comfortable living room with a door providing access to the rear communal gardens, two good-sized bedrooms with fitted furniture (one currently used as a dining room), and a modern fitted shower room.

Tenure: Leasehold, Lease: 99 years from 1 January 1988, Ground rent: £203 paid monthly, (Approximately) Construction: Standard/Purpose Built. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Entrance Hall - 3.12m x 1.22m (10'3" x 4'0") At widest points

Kitchen - 3.89m x 1.7m (12'9" x 5'7")

Living Room - 4.04m x 3.71m (13'3" x 12'2") Into alcove

Shower Room - 2.18m x 1.52m (7'2" x 5'0")

Bedroom One - 3.73m x 2.95m (12'3" x 9'8")

Built in wardrobes

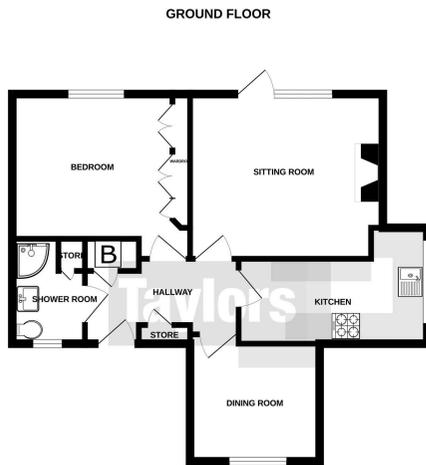
Bedroom Two - 2.67m x 2.46m (8'9" x 8'1")

Currently used as a dining room. Fitted furniture.



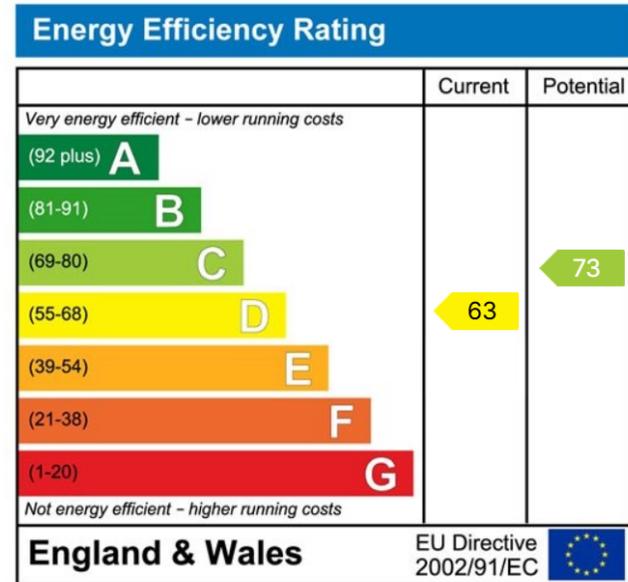


- NO UPWARD CHAIN
- TWO BEDROOMS
- COMMUNAL GARDENS
- MODERN FITTED KITCHEN
- STRICTLY FOR THOSE 60 YEARS OR OVER
- IDEAL LOCATION



SEMI-DETACHED BUNGALOW

These plans are intended to be used as a guide only. They do not constitute an offer of a contract. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. The appearance of an item in any photograph does not mean that it forms part of the property or sale price.



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