



**Taylors**

# Hill Street, Amblecote, Stourbridge, West Midlands, DY8 4HA

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Delightfully situated to form part of an address which is convenient for Kingswinford, Brierley Hill and Stourbridge towns, this highly desirable GROUND FLOOR flat is available for sale with NO UPWARD CHAIN and should be of interest to first-time buyers.

We strongly suggest an early appointment to appreciate the corner setting enjoyed and the excellent layout which includes a reception hall, large sitting room, kitchen, inner hall, good double bedroom and bathroom. The accommodation has double glazing and ALLOCATED DRIVE PARKING to the side elevation.

Externally, the gardens are tidy, with a frontage including hedges and a pathway to the property's front entrance. There is no communal hall, simply direct access. At the rear, a large lawn is enclosed and provides space for drying.

Once again, an ideal opportunity for first-time buyers, although those downsizing might also be interested, and perhaps those seeking a buy-to-let opportunity.

## Hall

**Sitting Room** - 4.52m x 3.58m (14'10" x 11'9")

**Kitchen** - 3.48m x 1.98m (11'5" x 6'6")

**Inside Hall** - 1.09m x 1.04m (3'7" x 3'5")

**Double Bedroom** - 4.5m x 2.82m (14'9" x 9'3")

**Bathroom** - 2.21m x 1.65m (7'3" x 5'5")

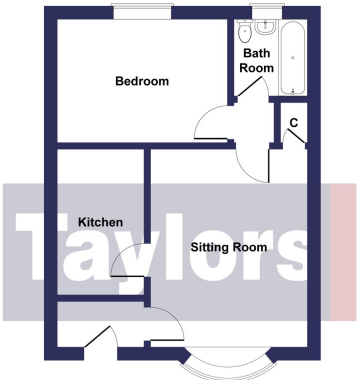
Tenure: Leasehold (we believe with 74 years remaining). Service Charge/ Ground Rent £390 half-yearly. Construction: Purpose-built. Services: All bar gas (prepayment meter). Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC D



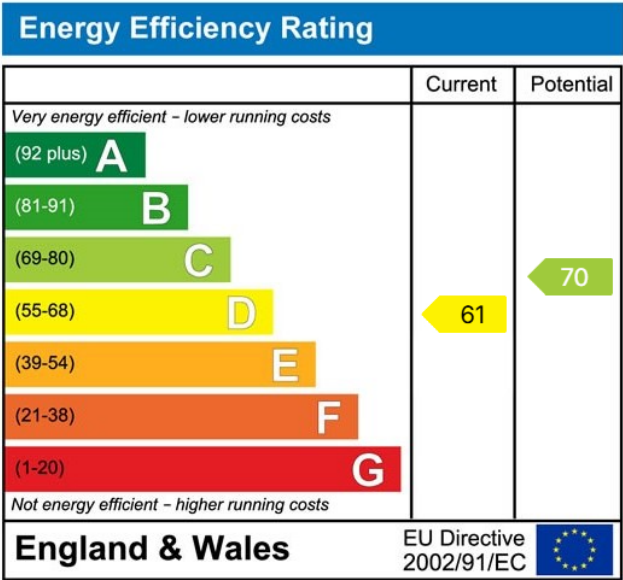


- NO UPWARD CHAIN
- CORNER SETTING
- ALLOCATED PARKING SPACE
- GROUND FLOOR
- DOUBLE BEDROOM
- IDEAL FOR FIRST TIME BUYERS

5 Hill Street, Amblecote, Stourbridge



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