



**Taylor's**

# Amblecote Road, Brierley Hill, DY5 2YE

Offers In Region Of £290,000

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A VERY WELL PROPORTIONED & THOUGHTFULLY EXTENDED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS & MOST APPEALING layout of accommodation with Double Glazing & Gas Central Heating. This BEAUTIFULLY PRESENTED PROPERTY is IMMACULATELY MAINTAINED throughout and additionally offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS a FANTASTIC OPPORTUNITY to purchase a LOVELY FAMILY HOME which is ATTRACTIVELY DECORATED and furthermore provides the PERFECT COMBIANTION of MODERN LIVING, Flexible Ground Floor Accommodation & a Hugely Convenient Residential Location. 'Amblecote Road' forms part of this DESIRABLE RESIDENTIAL LOCATION, located within the POPULAR TOWN of Brierley Hill, which has an EXCELLENT RANGE of Regular Transport Links & SOUGHT AFTER SCHOOLING close by, together with having an EXTENSIVE ARRAY of Local Amenities within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Attractive Sitting Room, Spacious Rear Dining Room / Further Reception Room, Attractive Well Fitted Kitchen, Utility Room, Guests Cloakroom / W.C, Useful & Versatile Office / Gym Space, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Bathroom. Externally this WELL ARRANGED PROPERTY boasts a TARMAC DRIVEWAY which provides AMPLE OFF ROAD PARKING, Garage Store and Good Sized Rear Garden with Lovely Lawn & Initial Patio Area for Alfresco Dining & Entertaining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

**Entrance Porch & Hallway**

**Attractive Sitting Room** - 4.97m x 3.36m (16'3" x 11'0")

**Spacious Dining Room / Further Reception Room** - 5.27m x 2.65m (17'3" x 8'8")

**Well Fitted Kitchen** - 3.25m x 2.48m (10'7" x 8'1")

**Useful Utility Room** - 3.3m x 2.21m (10'9" x 7'3")

**Guests Cloakroom / W.C**

**Office / Gym Space** - 5.25m x 2.37m (17'2" x 7'9")

#### FIRST FLOOR

**Bedroom 1** - 3.44m x 3.35m (11'3" x 10'11")

**Bedroom 2** - 3.36m x 3.27m (11'0" x 10'8")

**Bedroom 3** - 2.36m x 2.22m (7'8" x 7'3")

**Luxury House Shower Room** - 2.24m x 1.84m (7'4" x 6'0")

#### OUTSIDE

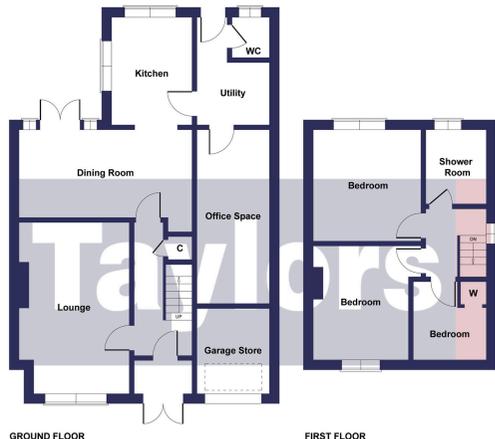
**Good Sized Driveway**

**Garage Store & Lovely Rear Garden**

EPC: D. Council Tax Band: C. 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:  
 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 PROPORTIONED & THOUGHTFULLY EXTENDED, SEMI-DETACHED RESIDENCE
- SOUGHT AFTER RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LOVELY REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- TWO SPACIOUS RECEPTION ROOMS
- LUXURY WELL APPOINTED HOUSE SHOWER ROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- GOOD SIZED DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- UTILITY ROOM, GUESTS CLOAKROOM / W.C & USEFUL OFFICE SPACE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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