



**KING WILLIAM STREET,  
AMBLECOTE, STOURBRIDGE DY8 4EP**





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Sitting within a **MOST ESTABLISHED** and **POPULAR AMBLECOTE ADDRESS**, not far from **GOOD LOCAL SCHOOLING, SHOPS and SERVICES**, stands this **CHARMING, WELL-PRESENTED** and **DECEPTIVELY SPACIOUS THREE BEDROOM PERIOD TERRACE HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Dining room, lounge, kitchen, family bathroom and three good first floor bedrooms. To the rear is an **ENDEARING GARDEN** with both **LAWN and PATIO AREAS**. In order to **FULLY APPRECIATE** this **TRADITIONAL PERIOD HOME**, a viewing is **ESSENTIAL** and to do please contact **Taylors Estate Agents STOURBRIDGE office**. Council Tax Band **A**.



In further detail the accommodation is spread over two floors and comprises;



**DINING ROOM 11'5" (max) x 10'1" (max)**  
Entered through a wood entrance front door, having period glazed sash windows to the front aspect, a gas central heating radiator and ceiling lighting.

**LOUNGE 11'8" (max) x 10'4" (max)**  
Entered through a door from the dining room, having a gas central heating radiator, glazed window unit to garden aspect and ceiling lighting.

**LOBBY AREA 5'6" (max) x 4'1" (max)**  
Entered through a door from the lounge, having a gas central heating radiator, door to garden aspect, ceiling lighting and door to kitchen.



**KITCHEN 8'3" (max) x 7'0" (max)**  
Entered through a door from the lobby area and furnished with a light kitchen arrangement. At floor level, base units having both cupboard and drawer storage, space and plumbing for washing machine, free-standing cooker with hob combination. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap.

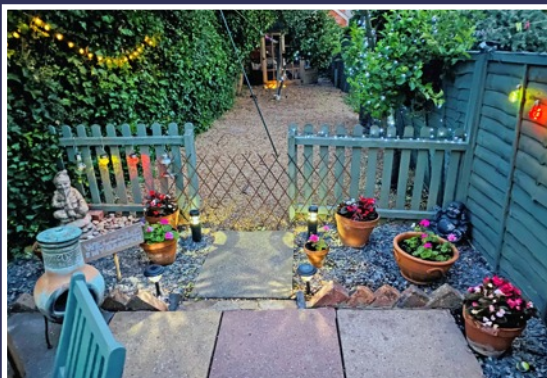
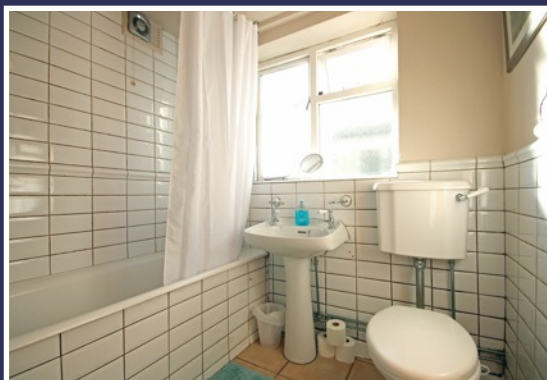
## OUTSIDE

The property is situated in a most established and popular address in Amblecote, well-positioned for good local schools, and local shops/services. On approach, the front elevation oozes charm and boasts period character such as the sash windows and large wood front door adorning the front. To the rear you will find;

## REAR GARDEN

A delightful and charming space, having both lawn area and patio area making it ideal for playing in, entertaining in and partaking in 'alfresco dining'.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(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	



At eye level, wall-mounted cupboard units, splashback tiling, window unit to garden aspect and ceiling lighting. Leading off is a small 'vestibule-style' area housing boiler, space for larder style fridge/freezer combination and door to bathroom.

#### BATHROOM 6'9" (max) x 6'8" (max)

Entered through a door from the kitchen, appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, tiled bath surround and shower curtain, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, a gas centrally heated towel rail, floor and wall tiling, extractor fan, obscure glazed window unit to garden aspect and ceiling lighting.

#### FIRST FLOOR ACCOMMODATION

##### LANDING 6'3" (max) x 4'2" (max)

Accessed via staircase from the lounge, having built-in cupboard storage which houses loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

##### BEDROOM ONE 13'9" (max) x 11'8" (max)

Entered through a door from the landing, having a gas central heating radiator, two period sash windows to the front aspect and ceiling lighting.

##### BEDROOM TWO 12'0" (max) x 7'2" (max)

Entered through a door from the landing, having a gas central heating radiator, glazed window unit to garden aspect and ceiling lighting.

##### BEDROOM THREE 12'1" (max) x 6'3" (max)

Entered through a door from the landing, having a gas central heating radiator, glazed window unit to garden aspect, built-in cupboard storage and ceiling lighting.

#### GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

#### EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

#### TENURE

The vendors advise the property is **FREEHOLD** Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

#### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

#### VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

#### CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points.

#### 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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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#### 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 himself 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 in relation to this property.

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).



CELLAR

GROUND FLOOR

FIRST FLOOR



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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