



**PIPER PLACE, AMBLECOTE,  
STOURBRIDGE DY8 4DF**





# Taylor's

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**AVAILABLE WITH NO UPWARD CHAIN**, further **CONVENIENTLY POSITIONED** within this **POPULAR ADDRESS** of **AMBLECOTE** not far from **GREAT SCHOOLS**, **PUBLIC TRANSPORT LINKS**, **CANAL WALKS** and **STOURBRIDGE TOWN CENTRE**, stands this **DECEPTIVELY SPACIOUS THREE BEDROOM TOP FLOOR FLAT**. Having **ELECTRIC STORAGE HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hallway, lounge with balcony, three good bedrooms and shower room. The property further benefits from access to **OUTDOOR COMMUNAL GARDENS** and an outdoor **ALLOCATED SHED STORE**. To arrange a viewing, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **LEASEHOLD (125 Years From 2 January 1989. Service Charge for 6 month period of 2nd October 2023 - 31st March 2024 £600.97. Further 6 month period from 1st April 2024 - 31st September 2024 £381.30. Ground Rent £10.00 Per Annum)** . Construction: Purpose built apartment block with pitched roof. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC D.**



The accommodation is set over a singular level and comprises;

### THE ACCOMMODATION

**ENTRANCE HALLWAY** 16' 4" (max) x 7' 5" (max)  
Having a front entrance fire door, a wall mounted storage heater, two built-in cupboard units, ceiling lighting, security intercom system and doors to all accommodation.

**LOUNGE** 14' 6" (max) x 12' 10" (max)  
Entered through a door from the entrance hallway having a gas fire, a wall mounted storage heater, UPVC double glazed window unit, UPVC double glazed French doors to balcony and ceiling lighting.

**KITCHEN** 10' 2" (max) x 9' 7" (max)  
Entered through a door from the entrance hallway. At floor level base units having both cupboard and drawer storage, space for gas cooker and hob combination, space and plumbing for washing machine and space for a fridge/freezer combination.



### OUTSIDE

The property sits in a truly convenient address of Amblecote, Stourbridge not far from local schools, great public transport links, canal walks and Stourbridge town centre. On approach there is on street parking, together with an external private allocated shared store and a main entrance communal door to the block itself. This entrance is electrically operated via a security intercom system. The property further benefits from rear communal gardens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surmounted on top are roll edged work tops having inset sink with drainer and hot and cold tap combination. At eye-level pantry store, wall mounted cupboard units, wall tiling, ceiling lighting, wall mounted hot water heater and a UPVC double glazed window unit.

#### BEDROOM ONE 12' 10" (max) x 10' 5" (max)

Entered through a door from the entrance hallway having UPVC double glazed window unit, loft hatch to loft space and ceiling lighting.



#### BEDROOM TWO 13' 6" (max) x 8' 2" (max)

Entered through a door from the entrance hallway having a wall mounted storage heater, UPVC double glazed window unit and ceiling lighting.

#### BEDROOM THREE 12' 9" (max) x 6' 4" (max)

Entered through a door from the entrance hallway having a UPVC double glazed window unit and ceiling lighting.



#### SHOWER ROOM 7' 9" (max) x 5' 4" (max)

Entered through a door from the entrance hallway being wet room in style and featuring a three piece shower suite consisting of electric shower with shower screen doors, shower curtain and wet room flooring, pedestal toilet, pedestal wash basin with hot and cold tap combination, wall tiling, two obscure UPVC double glazed window units, extractor fan 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 **LEASEHOLD**. 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.

#### Agents contact details:

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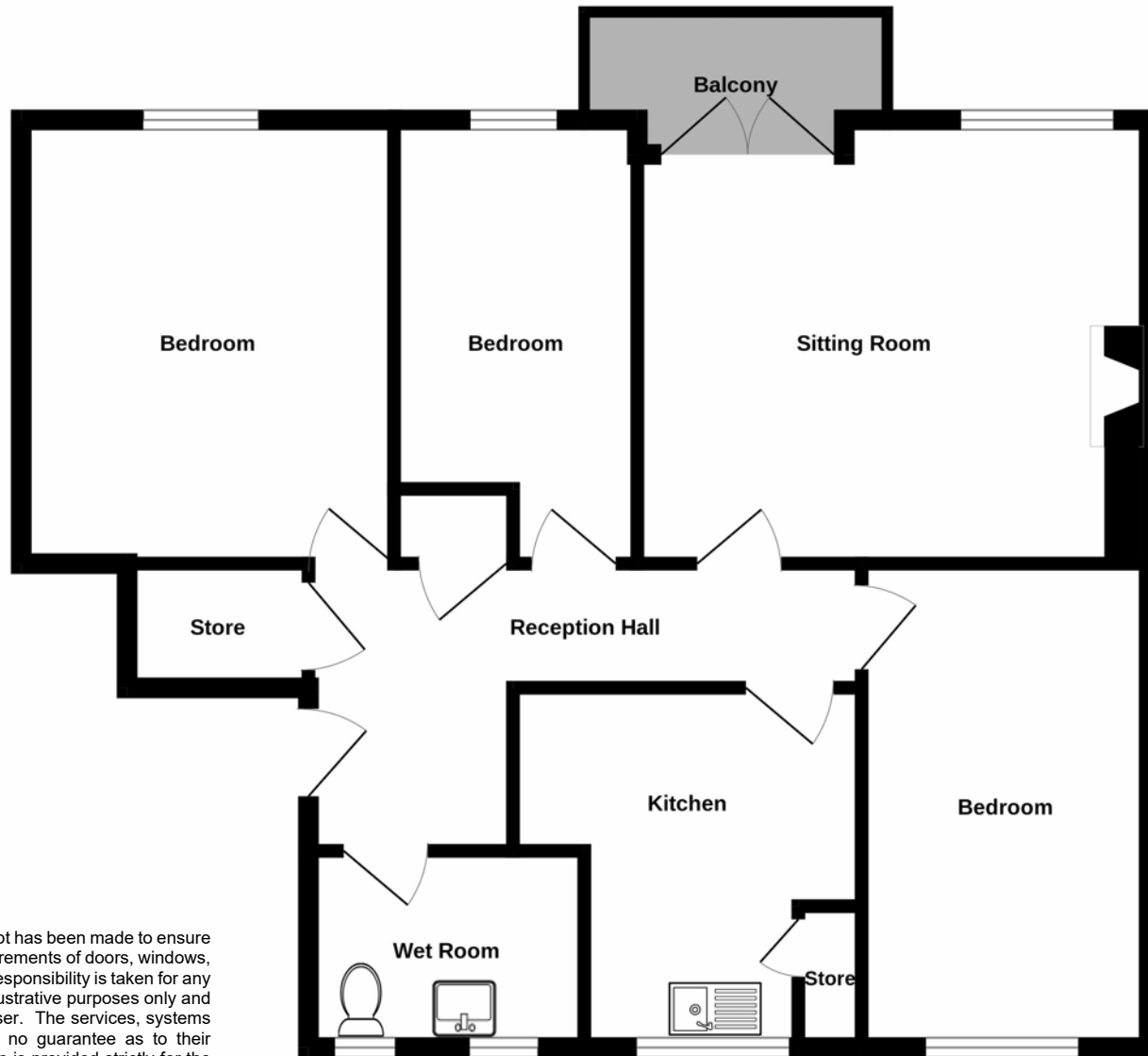
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#### MISREPRESENTATION ACT 1967

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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).



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