



**4 WELLAND DRIVE, AMBLECOTE,
STOURBRIDGE DY8 4NE**



Taylor's

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Price: £275,000

Situated within a **MOST POPULAR** and **HIGHLY DESIRABLE ADDRESS** of **AMBLECOTE**, not far from **GOOD LOCAL SCHOOLS, SHOPS AND SERVICES** and nearby to **AMBLECOTE PLAYING FIELDS**, stands this **EXTENDED** and **WELL-PRESENTED THREE BEDROOM DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this property is available with **NO UPWARD CHAIN** and comprises in brief; Entrance porch, entrance hallway, kitchen, full-width lounge, conservatory, three bedrooms and family bathroom. Adorning the front is a **GENEROUS BLOCK-PAVED DRIVEWAY** providing **OFF-ROAD PARKING** leading to a **INTEGRAL SINGLE GARAGE**, with to the rear a **MOST PRETTY** and **MATURE GARDEN**. To view, please contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band C

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

ENTRANCE PORCH 6'5" x 3'7"

Entered through a UPVC double glazed front door, having multiple UPVC double glazed window units to front aspect.

ENTRANCE HALLWAY 10'4" x 2'9"

Entered through a obscure UPVC double glazed door, having a gas central heating radiator, ceiling lighting and doors to ground floor accommodation.

KITCHEN 12'7" x 5'7"

Entered through a door from the entrance hallway, well-furnished with a white kitchen. At floor level, a gas central heating radiator, good range of base units having both cupboard and drawer storage whilst further housing plumbing for washing machine and space for a cooker. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, a good range of wall mounted cupboard units, extractor fan, space for tall fridge/freezer combination, splashback wall tiling, UPVC double glazed window unit to front aspect and ceiling lighting.

LOUNGE 17'6" x 11'7"

Entered through a door from the entrance hallway, having a gas central heating radiator, understairs opening/storage, stairs with balustrade to first floor accommodation (later detailed), UPVC double glazed window unit to garden aspect, glazed door to conservatory and ceiling lighting.

INTEGRAL SINGLE GARAGE 18'8" x 8'3"

Entered through an up-and-over garage door, providing ample storage space, possibility for conversion to further internal livable accommodation space and has ceiling lighting.

GARDEN

Accessed either via the outdoor side access or via the conservatory, it is a good-sized space, full of mature plants, shrubs and trees, providing an element of privacy and. The space is predominantly patio, therefore a more low-maintenance area and plenty of space for a garden shed or two, together providing plenty of options for outdoor seating and entertaining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





CONSERVATORY 9'7" x 7'8"

Entered through a door from the lounge, having a gas central heating radiator, glazed door to garden aspect and multiple glazed units to garden aspect.

FIRST FLOOR ACCOMMODATION

LANDING 8'8" x 6'8"

Access via stairs with balustrade from the lounge, having loft hatch to loft space, airing cupboard store housing boiler, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12'5" x 8'6"

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

BEDROOM TWO 11'9" x 8'4"

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

BEDROOM THREE 8'8" x 8'5"

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



BATHROOM 7'8" x 5'5"

Entered through a door from the landing, well-appointed with a three piece bathroom suite consisting of a fitted bath with mixer tap, overhead electric shower and shower curtain, pedestal toilet, pedestal wash hand basin with mixer tap, a gas centrally heated towel rail, floor and wall tiling, obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

OUTSIDE

The property is situated in a most popular address within Amblecote, being not far from good local schools, shops and services, and further in close proximity to Stourbridge Town Centre and Merry Hill Shopping Centre. Upon approach the property boasts a long and full-width block-paved driveway providing ample parking for multiple vehicles. Set back beyond is the property itself, and further;



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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.

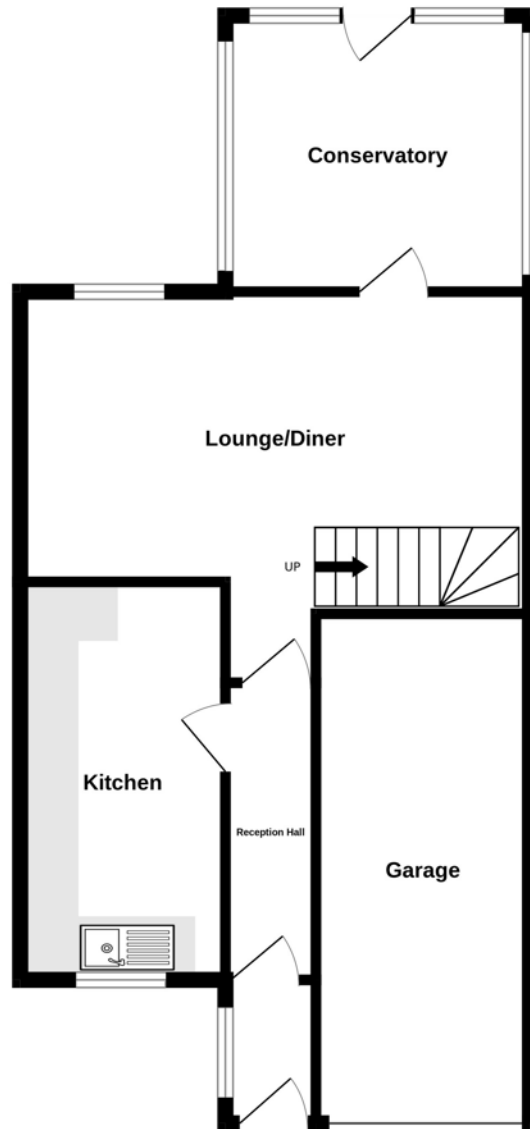
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

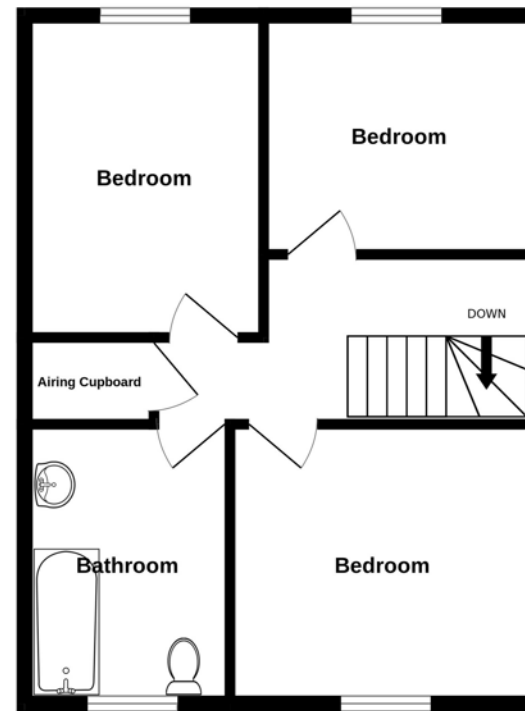
MISREPRESENTATION ACT 1967

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.

Ground Floor



1st Floor



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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