



**TRINITY ROAD, AMBLECOTE  
STOURBRIDGE DY8 4LZ**

**Taylor's**



# TRINITY ROAD, AMBLECOTE STOURBRIDGE DY8 4LZ

**DELIGHTFULLY NESTLED** within a **MOST POPULAR** and **DESIRABLE CUL-DE-SAC ADDRESS** of **AMBLECOTE**, not far from **GOOD LOCAL SCHOOLS, SHOPS** and **SERVICES**, stands this **MUCH IMPROVED** and **WELL-PLANNED TWO DOUBLE BEDROOM SEMI-DETACHED HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance porch, lounge, kitchen, two bedrooms and bathroom. To the front aspect stands **GENEROUS OFF-ROAD PARKING** together with adjoining **GRAVEL** and **LAWN AREAS**, with to the rear a **PRETTY** and **PLEASANT GARDEN SPACE**. To arrange a viewing, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Standard brick construction with pitched tiled roof**. Services: **All mains services connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC D.**



The property is set over two floors and comprises;

### GROUND FLOOR

**ENTRANCE PORCH** 4' 2" (max) x 3' 10" (max)  
Having **UPVC obscure double glazed front door**, a **UPVC double glazed window unit** to front aspect, ceiling lighting and a door to the lounge.

**LOUNGE** 17' 3" (max) x 12' 0" (max)  
Entered through a door from the entrance porch having a **gas central heating radiator**, feature **electric fire with stone surround, hearth and mantle**, stairs with **balustrade** to first floor accommodation (later detailed), covered storage, a **UPVC double glazed window unit** to front aspect and ceiling lighting.

**KITCHEN** 11' 10" (max) x 6' 9" (max)  
Entered through a door from the lounge, beautifully furnished with a **white kitchen arrangement**. At floor level a good range of base units having both cupboard and drawer storage, plumbing for washing machine and housing an **integrated oven and grill combination**.



### OUTSIDE

The property sits within a quiet and pleasant cul-de-sac address of Amblecote, convenient for good local schools, shops and services. On approach you are greeted with a **GENEROUS TARMAC DRIVEWAY** providing ample off-road parking for multiple vehicles together with an adjoining gravel section and an adjoining lawn area. To the rear stands;

### REAR GARDEN

A landscaped and pretty space having a combination of patio area, decking area and lawn area. It offers a superb space for both entertaining in and playing in and for further activities such as "al fresco dining".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Surmounted on top are roll edged work tops having inset four point gas hob combination and inset sink with a drainer and mixer tap. At eye-level a gas central heating radiator, space for American style fridge/freezer combination, a good range of wall mounted cupboard storage, splashback tiling, a UPVC double glazed window unit to garden aspect, a UPVC double glazed French door to garden aspect, extractor fan and ceiling lighting.

## FIRST FLOOR

### LANDING 6' 1" (max) x 2' 8" (max)

Accessed via stairs with balustrade from the lounge having loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

### BEDROOM ONE 12' 0" (max) x 8' 8" (max)

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

### BEDROOM TWO 11' 9" (max) x 6' 9" (max)

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

### BATHROOM 8' 7" (max) x 5' 6" (max)

Entered through a door from the landing and appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower curtain, a pedestal toilet, vanity wash hand basin with mixer tap, a gas central heated towel radiator, wall tiling and an obscure UPVC double glazed window unit to front ceiling lighting and an extractor fan.

## 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.

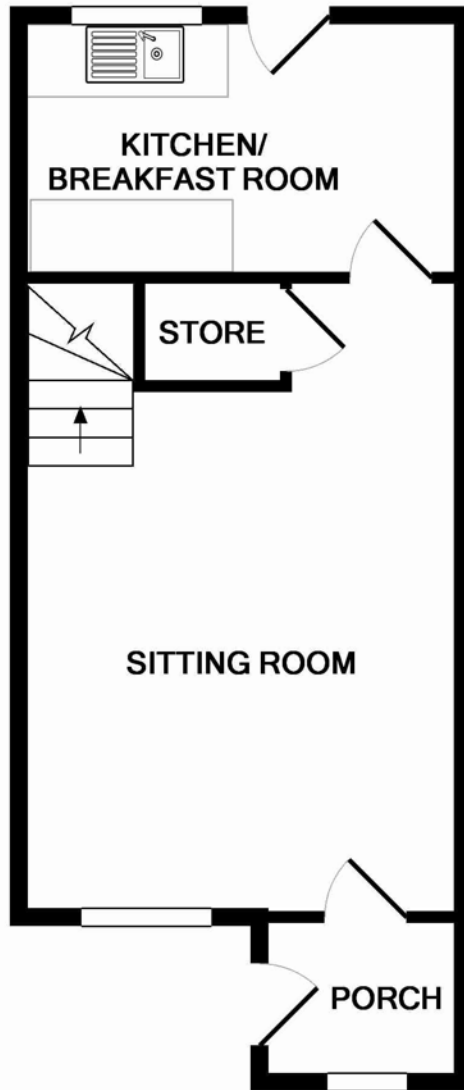
## PLANNING PERMISSION/ BUILDING REGULATIONS

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.

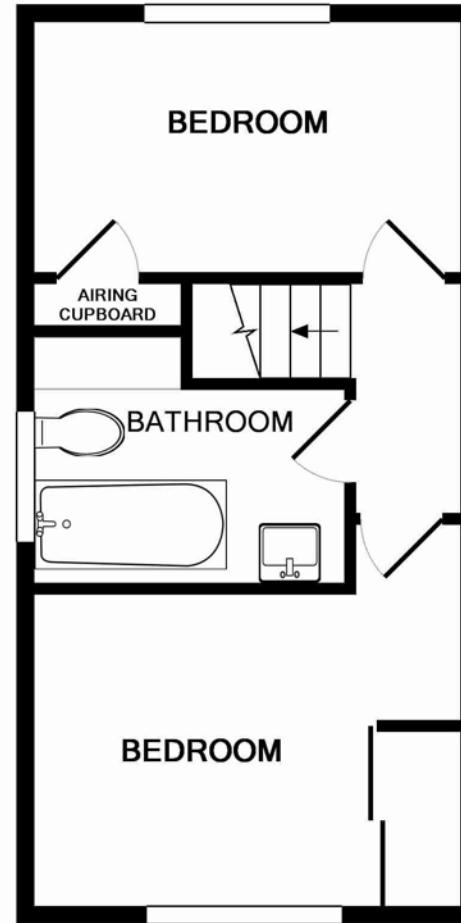
## MISREPRESENTATION ACT 1967

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.

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).



GROUND FLOOR



1ST FLOOR



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

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