



TREFOIL GARDENS

**TREFOIL GARDENS, AMBLECOTE
STOURBRIDGE DY8 4DB**



Taylor's

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Available with **NO UPWARD CHAIN**, conveniently located within the **HEART OF STOURBRIDGE CENTRAL**, not far from **STOURBRIDGE TOWN CENTRE, IDYLIC CANALSIDE WALKS** and **SUPERB TRANSPORT LINKS** (such as Stourbridge Bus Station and Stourbridge Shuttle up to Stourbridge Junction), stands this **MODERN** and **IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway (with security intercom system), bay-fronted lounge diner with "Juliet-style" balcony, kitchen, two bedrooms (one with en-suite) and bathroom. The property further boasts **SECURE, ELECTRONICALLY-CONTROLLED GATED RESIDENT PARKING** (one allocated space), together with **OUTDOOR COMMUNAL GARDENS**, communal bin stores and **INTERNAL COMMUNAL HALLWAY/ENTRANCE AREA**. This truly is a **SUPERB PROPERTY** and to be **FULLY APPRECIATED** please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** to arrange a viewing. Tenure: **LEASEHOLD - 125 Years From 1 January 2008, Service Charge £1354.80 Per Annum, Ground Rent £252.52 Per Annum**. Construction: Purpose built apartment block with pitched tiled roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **A**. EPC **C**.



The property accommodation is set over one floor and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 9' 4" (max) x 8' 4" (max)

Entered through a main front door from the communal hallway having a gas central heating radiator, a wall mounted security intercom system and doors to further accommodation.

LOUNGE 19' 8" (max) x 12' 7" (into bay window)

Entered through a door from the entrance hallway having a UPVC double glazed bay window to outdoor aspect, UPVC double glazed French doors leading to a Juliet balcony, two gas centrally heated radiators, ceiling lighting and an open archway to the kitchen.

KITCHEN 13' 1" (max) x 5' 9" (max)

Open through an archway from the lounge. At floor level there are a good range of base units having both drawer and cupboard storage, plumbing for washing machine, space for fridge and freezer combination, an integrated oven and a gas centrally heated radiator. Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap.



There is further communal bin storage facilities, communal resident gardens and a main entrance door leading into the apartment block specifically for apartment 3 number through to 8. You are then greeted to a communal entrance hallway and to stairs with balustrade leading up to the main front door for the apartment. To note all access into the building is controlled via a security intercom system which can be controlled from inside the apartment.

LEASE DETAILS

125 Years Lease From 1 January 2008.
Service Charge £1354.80 Per Annum
Ground Rent £52.52 Per Annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	81
(69-80)	C		
(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	



At eye-level there is splashback tiling, wall mounted cupboard units, a built- cupboard housing the boiler, a UPVC double glazed window unit to outdoor aspect, extractor fan and ceiling lighting.

BEDROOM ONE 13' 2" (max) x 10' 3" (max)

Entered through a door from the entrance hallway having built-in wardrobes, a gas central heating radiator, UPVC double glazed window unit to outdoor aspect, ceiling lighting and a door to the ensuite facility.

BEDROOM ONE ENSUITE 6' 9" (max) x 5' 5" (max)

Entered through a door from bedroom one being well appointed with a three piece shower suite consisting of fitted corner shower with shower tray and shower screen doors, pedestal toilet, pedestal wash hand basin with mixer tap, a gas central heating radiator, wall tiling, wall mounted vanity cupboard unit, ceiling lighting and an extractor fan.

BEDROOM TWO 14' 10" (max) x 7' 3" (max)

Entered through a door from the entrance hallway having a gas central heating radiator, two UPVC double glazed window units to outdoor aspect and ceiling lighting.

BATHROOM 6' 5" (max) x 5' 5" (max)

Entered through a door from the entrance hallway being well appointed with a three piece bathroom suite consisting of fitted bath with hot and cold bath combination with fitted bath panel, pedestal toilet, pedestal wash hand basin with mixer tap, a gas centrally heated radiator, wall tiling, wall mounted vanity cupboard storage, ceiling lighting and extractor fan.

OUTSIDE

The property is located within Stourbridge central conveniently placed just off the roundabout junction making it ideal for access to Stourbridge town centre and nearby pleasant canal walks. On approach this apartment development provides multiple visitor parking spacing together with private resident allocated parking to which number 3 Trefoil Gardens is a located behind a secure electronically controlled gated area.

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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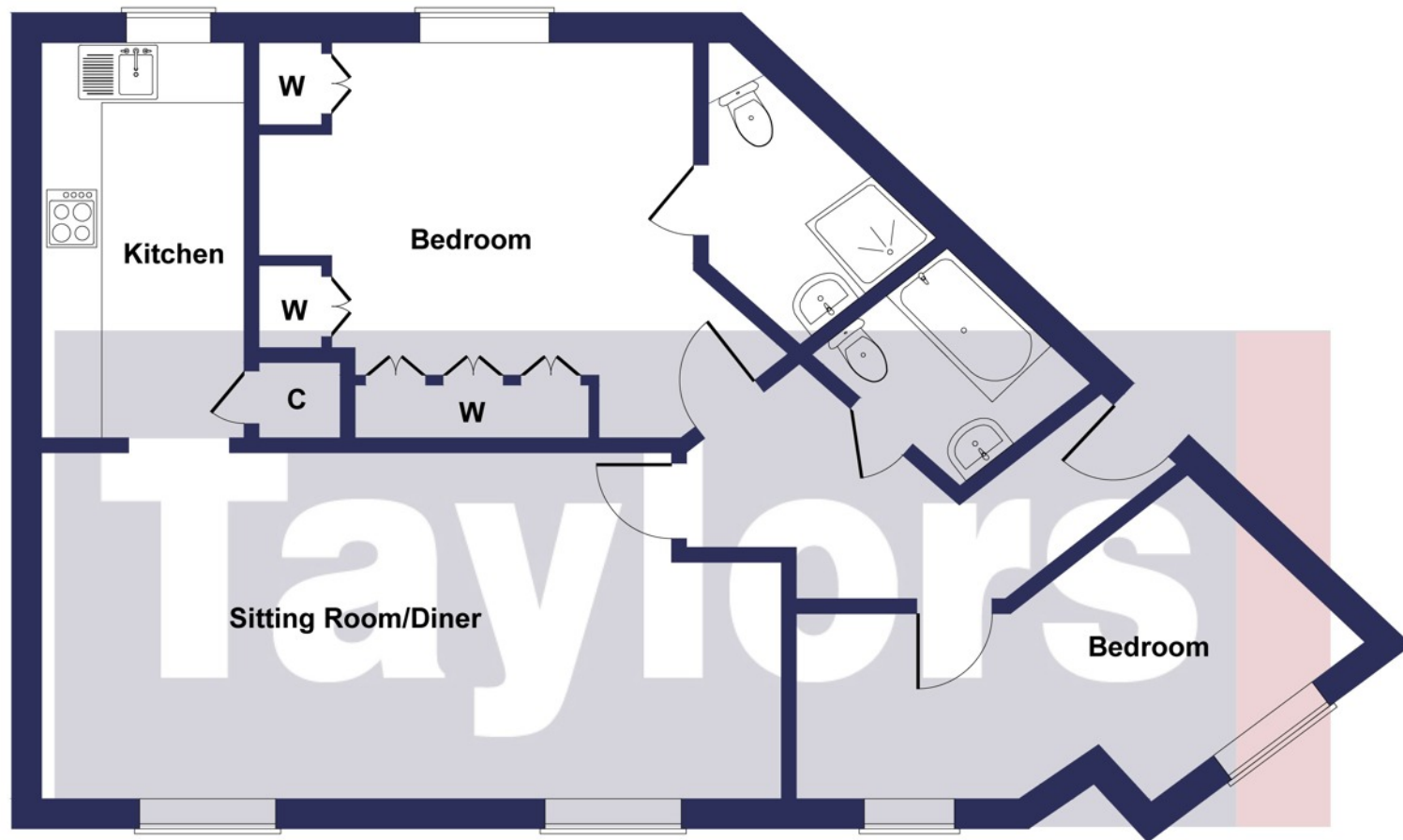
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MISREPRESENTATION ACT 1967

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).



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