



**OLD HALL CLOSE, AMBLECOTE,
STOURBRIDGE DY8 4JQ**

Taylor's

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Situated upon a **MOST ENVIUS** and **GENROUS PLOT POSITION** within this **EVER-POPULAR ADDRESS** of **AMBLECOTE**, not far from **Stourbridge Town, Merry Hill** and **GOOD LOCAL SCHOOLS**, stands this **EXTENDED TWO BEDROOM SEMI-DETACHED HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING** the property comprises in brief; **Entrance hallway, lounge, kitchen, utility with downstairs w/c, study, rear lean-to, two bedrooms and shower room**. To the front is **AMPLE OFF-ROAD PARKING** provided by a re-laid **TARMAC DRIVEWAY** with **BLOCK PAVED EDGING**, and to the rear lies a **DELIGHTFULLY LANDSCAPED GARDEN**. To view, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE Office. Council Tax Band B**.

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

ENTRANCE HALLWAY

Entered through a obscure UPVC double glazed front door, having a gas central heating radiator, obscure UPVC double glazed window unit front aspect, stairs with handrail to first floor accommodation (later detailed), consumer unit, ceiling lighting and a door to the lounge.

LOUNGE 14'2" (max) x 11'9"

Entered through a door from the entrance hallway, having feature gas fireplace with stone hearth, surround and wood mantle, a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

KITCHEN 11'8" x 8'0"

Entered through double doors from the lounge, well-furnished with a cream colour kitchen. At floor level, a good range of base units having both cupboard and drawer storage, further housing integrated oven. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, a gas central heating radiator, American-style fridge/freezer combination, a good range of wall-mounted cupboard units, extractor fan, cupboard housing boiler, UPVC double glazed window unit to garden aspect and ceiling lighting.

OUTSIDE

Situated upon the boarder of both Amblecote and 'Lakeside', this extended dwelling occupies a most generous position within the road. Not far from Stourbridge Town Centre, Merry Hill and good local schools it is an ideal location for a wealth of buyers. Upon arrival, the property greets you with a large tarmac driveway with block-paved edges leading to the front elevation. To the rear stands;

GARDEN

Found to the rear of the property, it is a delightfully landscaped area and most generous in size. Predominantly block paved throughout there are multiple seating areas and a plethora of bedding areas having a mix of mature shrubs, trees and plants. An idyllic spot to relax.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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	



DOWNSTAIRS W/C / UTILITY ROOM 5'9" x 4'9"

Entered through a door from the kitchen, well-appointed with a fitted vanity unit housing toilet, wash hand basin with mixer tap and cupboard storage, plumbing for washing machine, extractor fan, UPVC double glazed window unit to garden aspect and ceiling lighting.

STUDY 9'0" x 4'9"

Entered through a door from the downstairs w/c / utility, having a gas central heating radiator, UPVC double glazed french doors to front aspect, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

LEAN-TO 15'2" x 9'8"

Entered through a UPVC double glazed french door from the kitchen, having multiple UPVC double glazed window units to garden aspect, UPVC double glazed patio door to garden aspect, a gas central heating radiator, access to an integrated shed facility and obscure UPVC double glazed french door to side access.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE 11'9" x 7'9"

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

BEDROOM TWO 10'0" (max) x 9'9" (max)

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

SHOWER ROOM 6'2" x 5'6"

Entered through a door from the landing, well-appointed with a three-piece shower suite consisting of fitted corner shower with shower tray and sliding glass shower screen doors, vanity units housing wash hand basin with mixer tap and toilet, a gas centrally heated towel rail, wall tiling, obscure UPVC double glazed window unit to side aspect, extractor fan and ceiling lighting.



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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.

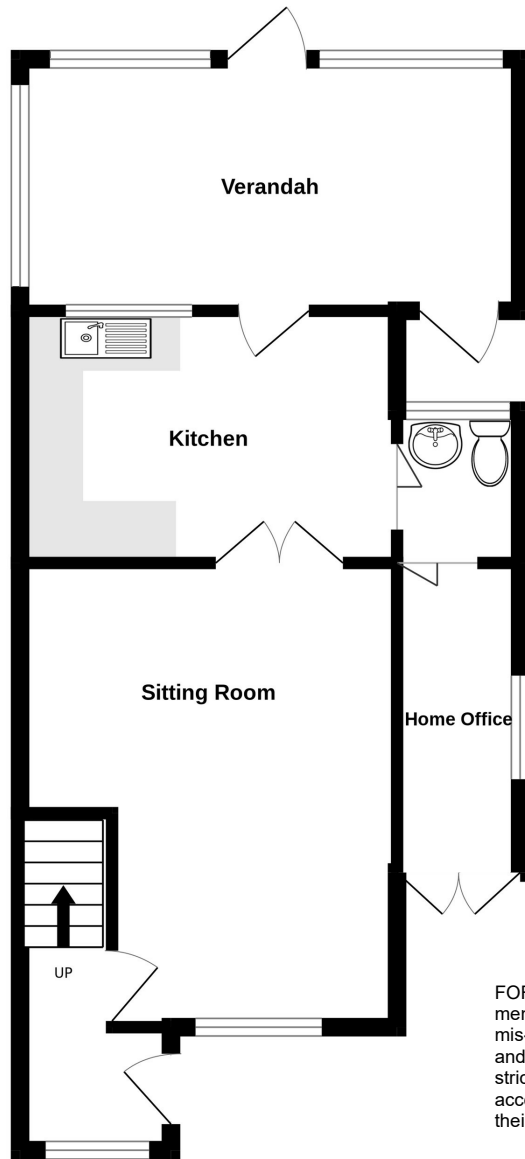
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

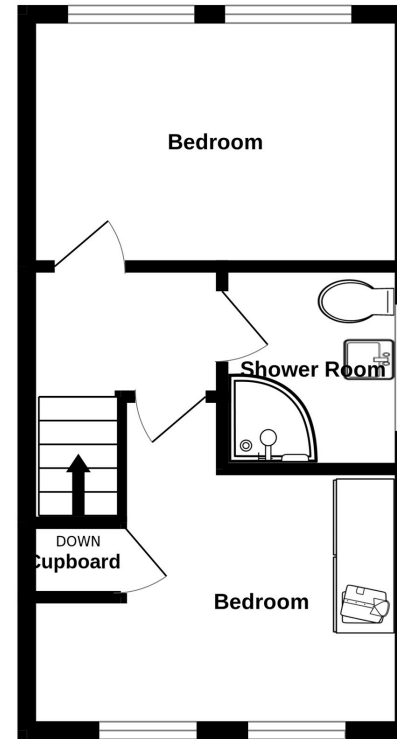
MISREPRESENTATION ACT 1967

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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