



**DENNIS HALL ROAD, AMBLECOTE,
STOURBRIDGE DY8 4EL**

Taylor's

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Occupying a **GENTLY ELEVATED POSITION** within this **EVER-POPULAR ADDRESS** of **AMBLECOTE**, not far from **GOOD LOCAL SCHOOLS, SHOPS** and **SERVICES** including **STOURBRIDGE TOWN CENTRE** and **MERRY HILL**, stands this **EXTENDED, TRADITIONAL-STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING** this generous family home comprises in brief; Entrance hallway, extended lounge, dining room, extended kitchen, three bedrooms and bathroom. To the front aspect the property provides **OFF-ROAD PARKING FACILITY**, with to the rear a **PRIVATE** and **SUNNY REAR GARDEN** with both **PATIO** and **LAWN AREA**. 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 14'5" x 5'5"

Entered through a obscure glazed front door with adjoining obscure glazed side panels, having a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), under stairs cupboard storage, ceiling lighting and door to all ground floor accommodation.

DINING ROOM 12'10" (into bay) x 10'7"

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

EXTENDED LOUNGE 20'9" x 10'8" (max)

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

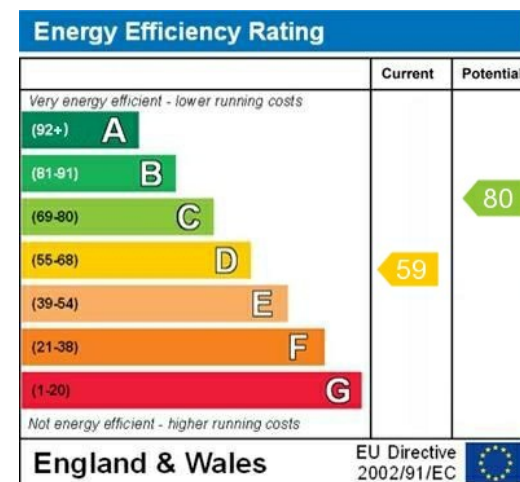
KITCHEN 17'3" x 7'1"

Entered through a door from the entrance hallway, beautifully appointed with a re-fitted kitchen. At floor level, a good range of base units having both cupboard and drawer storage, opening for cooker, fridge unit and freezer unit, plumbing for washing machine.

On arrival, the property has a gently sloping driveway providing off-road parking facility. To the rear stands;

REAR GARDEN

Can be accessed either via the property's outdoor side access or via the kitchen, it is a relatively private and sunny space, having a mixture of lawn and patio areas, together with a variety of mature bushes and trees. Ideal for both playing and entertaining in.





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Surmounted on top are grey-coloured worktops having inset sink with drainer and mixer tap. At eye level, there is splashback tiling, wall-mounted combination boiler, a gas central heating radiator, obscure UPVC double glazed french door with adjoining UPVC double glazed window units to garden aspect and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 7'3" x 6'2"

Accessed via stairs with balustrade from the entrance hallway, having UPVC double glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13'5" (into bay) x 10'3" (max)

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

BEDROOM TWO 10'8" x 10'4"

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 THREE 6'8" x 6'1"

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 6'10" x 5'6"

Entered through a door from the landing, appointed with a three piece bathroom suite consisting of fitted bath with bath panel and hot/cold tap combination, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, wall tiling, fitted airing cupboard storage, obscure UPVC double glazed window unit to garden aspect, loft hatch to loft access, a gas central heating radiator and ceiling lighting.

OUTSIDE

The property sits on a delightfully elevated position upon this ever-popular address in Amblecote, giving far-reaching views over Stourbridge and the surrounding countryside.

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.

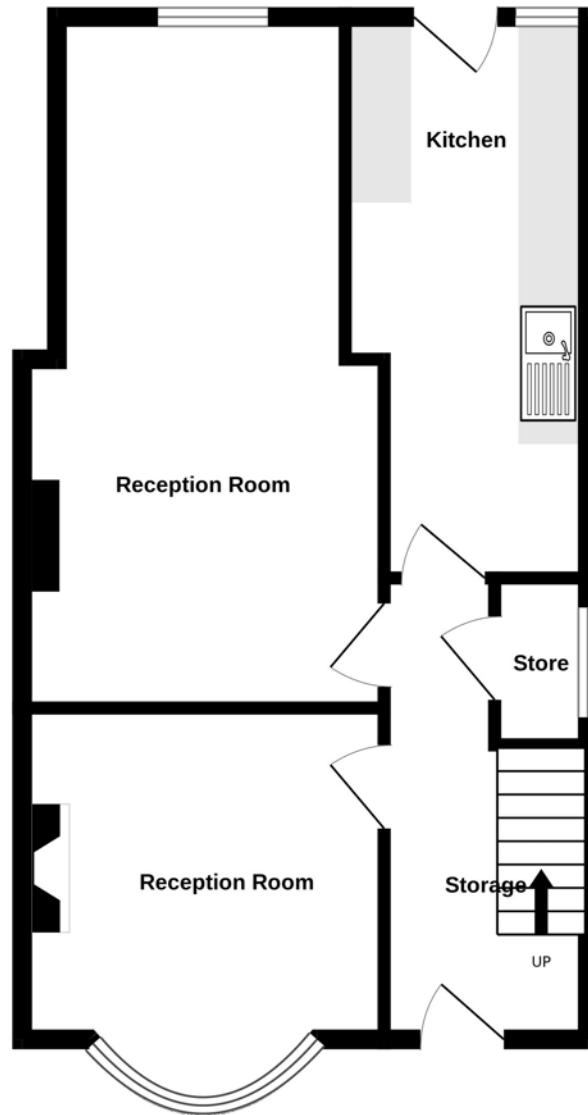
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

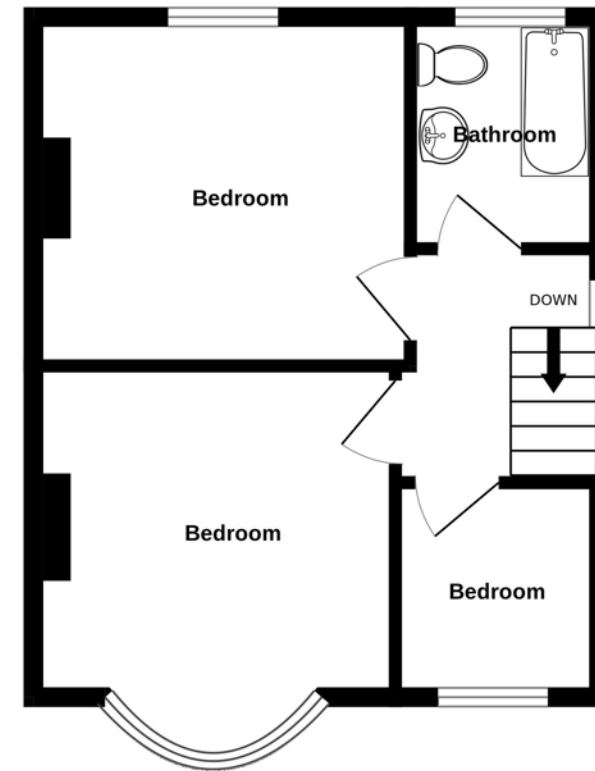
MISREPRESENTATION ACT 1967

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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