



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

Taylor's

Taylor's

DENNIS HALL ROAD, AMBLECOTE, STOURBRIDGE DY8 4EL

Located upon a **CORNER PLOT** within a **POPULAR** and **CONVENIENT AMBLECOTE ADDRESS**, not far from convenient **SHOPS/SERVICES, HIGH STREETS** (such as **STOURBRIDGE** and **BRIERLEY HILL**) and **GOOD SCHOOLS**, stands this **DECEPTIVELY SPACIOUS** and **MODERN-STYLE FOUR BEDROOM DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway with downstairs w/c, lounge, dining room, kitchen, first floor landing, four bedrooms (one with en-suite) and bathroom. To the front stands a **BLOCK-PAVED DRIVE** with adjoining **FRONT LAWN AREA** leading to an **INTEGRAL SINGLE GARAGE**, with to the rear a **PRIVATE GARDEN SPACE**. To view, please contact **Taylor's Estate Agents STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **D**. EPC **C**.

The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 8' 0" (max) x 7' 0" (max)

Having an obscure glazed front door with adjoining obscure glazed window panels to front aspect, a gas central heating radiator, UPVC double glazed window unit to side aspect, ceiling lighting, door to ground floor WC and stairs to first floor accommodation (later detailed).

GROUND FLOOR WC

Entered through a door from the entrance hallway having a gas central heating radiator, pedestal toilet, wall mounted wash hand basin with hot and cold tap combination, splashback tiling, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

LOUNGE 16' 7" (max) x 13' 3" (max)

Entered through a door from the entrance hallway having feature gas fire, three UPVC double glazed window units, a gas central heating radiator, built-in cupboard storage, ceiling lighting and double doors opening to the dining room.

DINING ROOM 10' 5" (max) x 8' 2" (max)

Having double doors from the lounge together with a gas central heating radiator, UPVC double glazed patio doors to garden aspect, ceiling lighting and a door to the kitchen.

KITCHEN 14' 7" (max) x 7' 8" (max)

Entered through a door from the dining room. At floor level there are base units integrated oven, space for a fridge, space and plumbing for washing machine. Surmounted on top are work tops having inset four point gas hob and inset sink with a drainer and mixer tap.

radiator, an obscure UPVC double glazed window unit to side aspect, extractor fan and ceiling lighting.

OUTSIDE

The property is situated upon a corner plot position within this popular and convenient Amblecote address. On approach the property is surrounded by a brick retaining wall, together with adjoining front garden area housing patio, lawn and a dedicated block paved driveway providing ample off-road parking facility. All of this leads up to the front aspect of the property together towards an integral single garage.

INTEGRAL GARAGE 18' 6" (max) x 8' 0" (max)

Having a manual up-and-over front garage door, an obscure UPVC double glazed window unit to garden aspect, rear door to the garden aspect, strip ceiling lighting, wall shelving, a wall mounted boiler and a door into the kitchen.

REAR GARDEN

Being surrounded by both a brick retaining wall together with wood fence panels, it is a private aspect area which features a patio area, decking area and lawn area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	76	
(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 a gas central heating radiator, wall mounted cupboard, units, splashback tiling, space for a fridge/freezer style combination, UPVC double glazed window unit to outdoor aspect, an obscure UPVC double glazed unit to garden aspect, extractor fan and ceiling lighting.

FIRST FLOOR

LANDING 12' 8" (max) x 6' 2" (max)

Accessed via stairs from the entrance hallway having an obscure UPVC double glazed window unit to outdoor aspect, ceiling lighting and doors to first floor accommodation.

BEDROOM ONE 12' 1" (max) x 10' 0" (max)

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

ENSUITE 9' 10" (max) x 2' 9" (max)

Entered through a door from bedroom one, having fitted shower with shower tray and shower curtain, pedestal toilet, pedestal wash basin with tap combination, wall tiling, an obscure UPVC double glazed window unit to front aspect and ceiling lighting.

BEDROOM TWO 11' 10" (max) x 10' 1" (max)

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

DRESSING AREA 8' 5" (max) x 7' 6" (max)

Entered through a door from the landing having a gas central heating radiator, fitted cupboard storage, UPVC double glazed window unit to outdoor aspect, ceiling lighting and doors to further bedrooms.

BEDROOM THREE 11' 5" (max) x 9' 1" (max)

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

BEDROOM FOUR 11' 5" (max) x 7' 5" (max)

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

BATHROOM 6' 2" (max) x 5' 7" (max)

Entered through a door from the landing having fitted bath with hot and cold tap combination and fitted bath panel, pedestal toilet, pedestal wash hand basin with tap combination, wall tiling, a gas central heating

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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

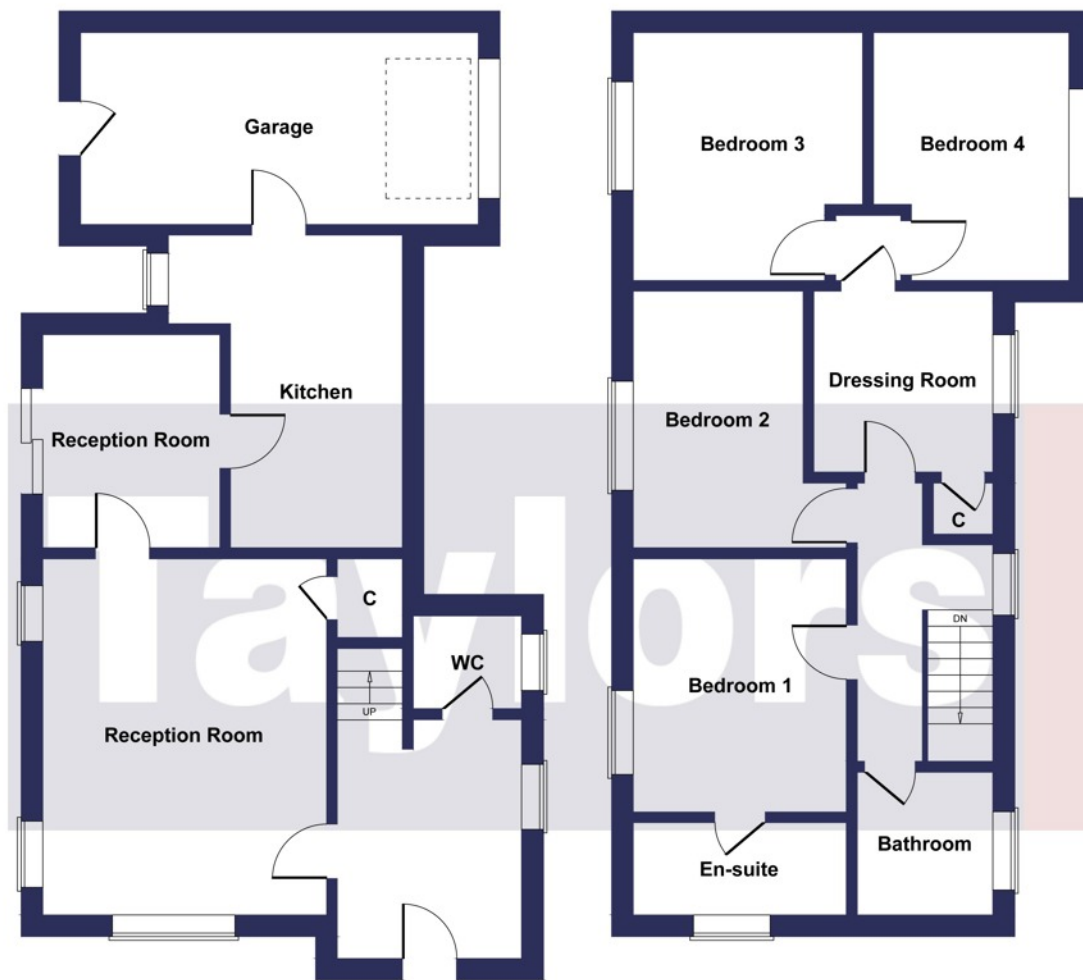
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

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

FIRST 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).



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

www.taylors-estateagents.co.uk