



**SPEEDWELL GARDENS,  
AMBLECOTE, BRIERLEY HILL DY5 2TU**

**Taylor's**





# SPEEDWELL GARDENS, AMBLECOTE, BRIERLEY HILL, DY5 2TU

Pleasantly situated with easy access to Stourbridge town, schools and the train station, this **BEAUTIFULLY PRESENTED AND WELL ARRANGED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** is offered for sale with **NO UPWARD CHAIN**. Planned over two floors with gas central heating and double glazing, the accommodation briefly comprises: Reception Hall, Sitting room, Separate Dining Room, Modern Kitchen, First Floor Landing, Three Bedrooms and Shower Room. Wide Pebbled Drive, Garage with Guests/Garden Cloakroom at rear and with a **TRULY LOVELY LARGE REAR GARDEN**. Council Tax Band C.



In further detail the accommodation which is planned over two floors is seen here to comprise;

### GROUND FLOOR

A wood grain effect UPVC front entrance door with inset ornate double glazing opens to the;

#### INITIAL HALL/PORCH

With wood grain effect UPVC double glazed windows upon either side, tiled floor, recessed ceiling light and with a further wood grain effect UPVC door with inset ornate double glazing opening to;

#### RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, ceiling light point and with a door to;

#### SITTING ROOM 15' 10" (into bay) x 12' 5" (when measured at widest points)

With a delightful "walk-in" UPVC double glazed bay window to the front and further with a feature brick built fireplace having a gently raised and projecting hearth, polished wood display mantle and with a part recessed coal effect gas fire. Central heating radiator, provisions for a television, coving to the ceiling, two ceiling light points and with a door to;

#### DINING ROOM 9' 5" x 7' 5"

With UPVC double glazed sliding patio doors enjoying a view to the thoughtfully landscaped rear garden and ensuring good natural illumination within. There is ample space for the arrangement of dining table, chairs and other furnishings as may be preferred, together with central heating radiator, coving to the ceiling, ceiling light point and with a door to a DEEP CLOAKS CUPBOARD which also affords excellent general purpose storage space. Further door to:

#### WELL FITTED KITCHEN 9' 5" x 8' 0"

With a UPVC double glazed window enjoying a view to the rear garden and being furnished with a good range of "light wood effect" cupboard fronted units.

#### GARAGE 16' 0" x 7' 10" (at widest points)

With an up-and-over door, sealed concrete floor, pedestrian door returning to the earlier mentioned kitchen, fluorescent ceiling strip light, door to the rear garden and also with a door to a;

#### GUESTS/GARDEN CLOAKROOM

With a wood grain effect UPVC double glazed window to the rear, and appointed with a white suite to include a low level WC and wall mounted wash hand basin. There is also an electric wall heater and ceiling light point.

#### LOVELY REAR GARDENS

An aspect to complement the accommodation found within, with an initial large patio area having an ornamental pool and pergola to one side, and with a path leading off the edge of the patio to adjoin a principally level lawned garden area. Towards the rear boundary there is an established ornamental tree, timber garden shed, and additional patio space. Overall complemented by raised borders having an array of specimen plants and shrubs. Indeed, a pleasant aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(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	



Base cupboards and drawers are surmounted by contrasting roll edged work surfaces with an inset one and a half bowl sink and drainer having a mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and also to the built-in cooker arrangement which, in stainless steel, includes a "four burner" gas hob and an electric fan assisted double oven below with integrated grill. A concealed cooker hood is located within a range of wall mounted cupboards. Built-in larder fridge, additional range of wall cupboards within which there is an integrated microwave oven. Central heating radiator, tiled floor, coving to the ceiling, fluorescent ceiling strip light with a door to the GARAGE (later mentioned).

### FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

#### LANDING

With a balustrade adjoining the stair opening, loft access point, coving to the ceiling, ceiling light point and with doors radiating off;

#### BEDROOM ONE 11' 5" (minimum) x 8' 8"

With a UPVC double glazed window to the front, two fitted double wardrobes, central heating radiator, provisions for a television, coving to the ceiling and ceiling light point.

#### BEDROOM TWO 10' 10" x 8' 10" (when measured at widest points)

With a UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and ceiling light point.

#### BEDROOM THREE 8' 8" x 6' 8" (at widest points)

With a UPVC double glazed window to the front, fitted double wardrobe above the stair head, central heating radiator, coving to the ceiling and ceiling light point.

#### SHOWER ROOM 6' 6" x 6' 5"

With a UPVC obscure double glazed window to the rear and appointed in white with a LARGE SHOWER ENCLOSURE having complementary full height splashback tiling within, and with tiling continuing at full height with a border tile detail to form a surround to the "winged" hand wash basin which is part recessed above a double door vanity cupboard. Half height tiling continues to the low level WC. Central heating radiator, wall mounted electric fan heater and with a ceiling light point.

#### AIRING CUPBOARD

Conveniently approached off the landing housing a pre-insulated hot water cylinder with slatted shelving above for linen storage, and also with an "Ideal" gas fired boiler system.

### OUTSIDE

Undoubtedly the setting enjoyed is of notable appeal, located in a quiet and established residential close. Set back behind an easily manageable frontage, is a WIDE PEBBLED DRIVEWAY with slabbed inlays ensuring ample vehicular parking space, together with an approach to the property's principal front entrance and also extending to the side to the;

### 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.

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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.

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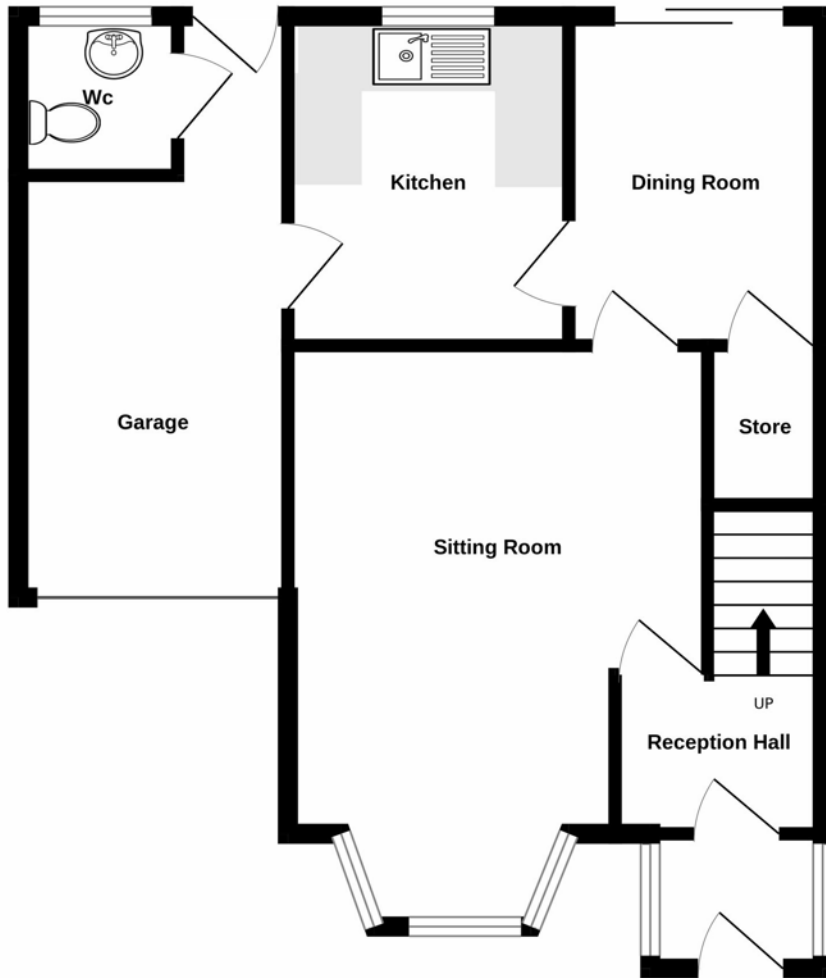
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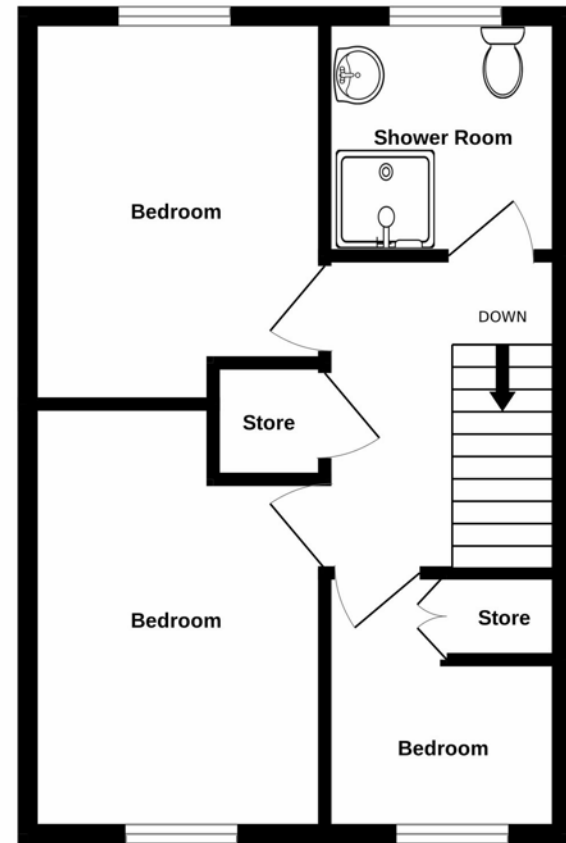
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Ground Floor



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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