



**TRINITY ROAD, AMBLECOTE,
STOURBRIDGE DY8 4LZ**



TRINITY ROAD, AMBLECOTE, STOURBRIDGE DY8 4LZ

SET BACK and occupying a **A MOST DELIGHTFUL PLOT POSITION** upon a **POPULAR** and **EVER-DESIRABLE AMBLECOTE ADDRESS**, **TRULY CONVENIENT** for **SUPERB LOCAL SCHOOLS, SHOPS** and **SERVICES** located at **BOTH MERRY HILL SHOPPING CENTRE** and **STOURBRIDGE TOWN**, together with nearby **PUBLIC TRANSPORT LINKS** (such as bus), stands this **TASTEFULLY RE-PLANNED, DECEPTIVELY SPACIOUS** and **MODERN THREE BEDROOM DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and available with **NO UPWARD CHAIN**, the wealth of accommodation comprises in brief; Entrance hallway, lounge with double doors to a formal dining room, 'breakfast-style' kitchen, ground floor w/c, first floor landing, three good bedrooms (one with en-suite) and family bathroom. To the front aspect stands a **BLOCK-PAVED DRIVE** providing **GENEROUS OFF-ROAD PARKING** for multiple vehicles, a front garden area and **CONVERTED SINGLE GARAGE** suitable for a wealth of uses such as gym/home office, with to the rear a **SUNNY ASPECT** and **PRIVATE REAR GARDEN** with **LAWN** and **DECKING AREAS**. **TO FULLY APPRECIATE** the accommodation on offer a viewing is **ESSENTIAL** and to do so please do not hesitate to 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 property accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 13' 7" (max) x 5' 10" (max)

Having an obscure glazed wood front door, a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), ceiling lighting and doors to further ground floor accommodation.

DOWNSTAIRS WC

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

LOUNGE 15' 10" (max) x 11' 8" (max)

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

DINING ROOM 12' 9" (max) x 9' 4" (max)

Entered either via double doors from the lounge or from a door from the kitchen (later detailed) having a gas central heating radiator, ceiling lighting and a UPVC double glazed window unit to garden aspect.

KITCHEN 15' 11" (max) x 8' 3" (max)

Entered through a door from the entrance hallway. At floor level there are a good range of base units having both drawer and cupboard storage, further with space and plumbing for washing machine. Surmounted on top are roll edged work tops having inset four point gas hob combination and inset sink with drainer and mixer tap.

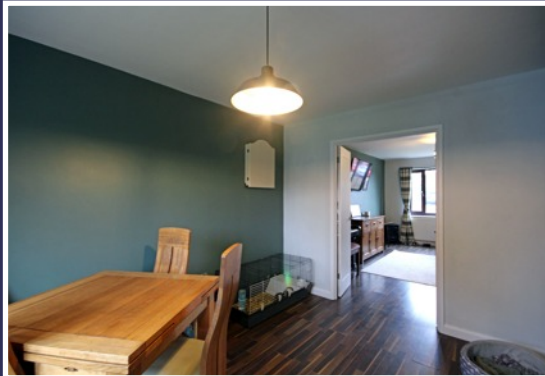
Moreover the dwelling sits upon a delightful plot position within a most established and desirable Amblecote address making it truly convenient for superb local schools, shops and services together with local public transport links.

FULLY CONVERTED SINGLE GARAGE 15' 8" (max) x 7' 9" (max)

Having a UPVC double glazed door from the garden, having a loft hatch, ceiling lighting and a UPVC double glazed window unit to the front aspect.

REAR GARDEN

Accessed either via the property's slide access point or through the property itself through the kitchen, it provides both a sunny and private aspect with further both lawn areas and decking area making it ideal for both playing in and entertaining in with activities such as alfresco dining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(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	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

At eye-level there is useful breakfast bar arrangement, a gas central heating radiator, splashback tiling, space for a larger style fridge freezer combination, a good range of both larder and wall mounted cupboard units, further housing integrated oven and grill combination, an extractor fan, ceiling lighting, a UPVC double glazed window to garden aspect and UPVC double glazed French door to the garden aspect.

FIRST FLOOR

LANDING 9' 2" (max) x 8' 4" (max)

Accessed via stairs with balustrade from the entrance hallway having an obscure UPVC double glazed window unit to side aspect, loft hatch to loft space, ceiling lighting, built-in cupboard storage and doors to all first floor accommodation.

BEDROOM ONE 12' 9" (max) x 11' 7" (max)

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

BEDROOM ONE ENSUITE 7' 6" (max) x 6' 1" (max)

Being open from bedroom one and beautifully appointed with a three piece shower suite arrangement consisting of fitted corner shower with shower tray and sliding glass shower screen doors, vanity toilet unit, vanity wash hand basin with mixer tap combination, vanity wall mounted cupboard unit and gas central heating radiator, wall tiling, ceiling lighting and an obscure UPVC double glazed window unit to garden aspect.

BEDROOM TWO 15' 10" (max) x 8' 7" (max)

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

BEDROOM THREE 10' 3" (max) x 9' 2" (max)

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

BATHROOM 7' 5" (max) x 6' 1" (max)

Entered through a door from the landing and being appointed with a four piece bathroom suite consisting of fitted corner bath with hot and cold combination and fitted bath panel, fitted corner shower with shower tray and shower screen doors, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, both floor and wall tiling, ceiling lighting, extractor fan, a gas central heated radiator and an obscure UPVC double glazed window unit to side aspect.

OUTSIDE

The property is set back behind a block paved drive which provides for generous off road parking further leading to a small front garden area and up towards the front elevation of the property and towards the converted single garage suitable for a wealth of uses for example a gym or home office.

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.

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**

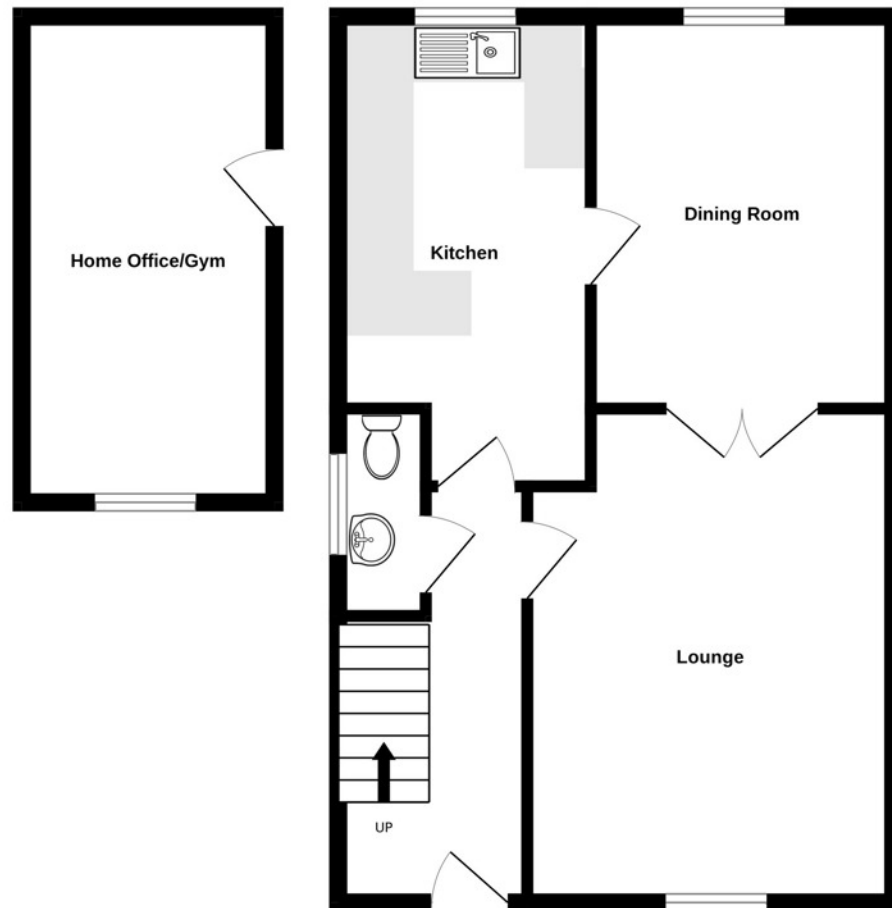
CONSUMER PROTECTION REGULATIONS 2008

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.

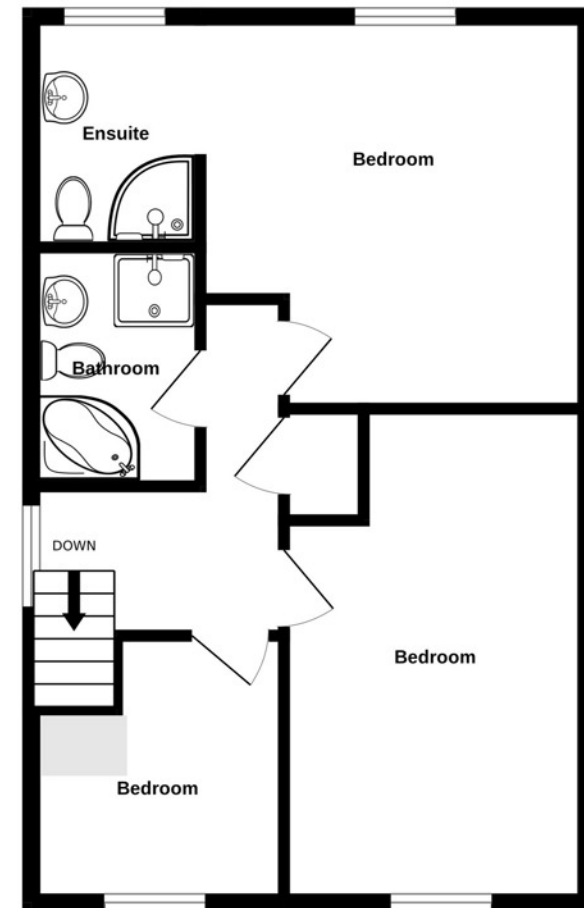
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

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).



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

www.taylors-estateagents.co.uk