



**BRETTELL LANE,
AMBLECOTE, STOURBRIDGE DY8 4BG**

Taylor's

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OCCUPYING A TRULY DELIGHTFUL SET BACK POSITION upon this **MOST POPULAR** and **HIGHLY DESIRABLE ADDRESS** in **AMBLECOTE**, further **CONVENIENT** for **SUPERB LOCAL SCHOOLS** (Primary and Secondary), **PUBLIC TRANSPORT LINKS** (such as Bus) and both **MERRY HILL SHOPPING COMPLEX** and **STOURBRIDGE TOWN CENTRE**, stands this **EXTENDED, MUCH-LOVED** and **WELL-PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Storm porch leading through to the entrance hallway, formal bay-fronted dining room, lounge with french doors to conservatory, extended kitchen with pantry, first floor landing, three bedrooms and bathroom. To the front stands a **CONCRETE DRIVEWAY** with an **IMMACULATE ADJOINING FRONT GARDEN AREA** leading up to a **SINGLE GARAGE FACILITY**, with to the rear a **TRULY SUNNY** and **SPLENDID GARDEN SPACE** having **LUSH LAWN** and **PEBBLED/SHALE AREA** ideal for 'alfresco dining'. 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 **C**. EPC **D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH

Having UPVC double glazed French doors, wall lighting and an obscure double glazed front door to the entrance hallway.

ENTRANCE HALLWAY 12' 2" (max) x 6' 8" (max)

Having an obscure double glazed front door from the entrance porch, a gas central heating radiator, stairs with balustrade to first floor accommodation, ceiling lighting and doors to ground floor accommodation.

DINING ROOM 13' 2" (max) x 10' 7" (max)

Entered through a door from the entrance hallway having feature walk-in UPVC double glazed bay window, a gas central heating radiator and ceiling lighting.

LOUNGE 13' 0" (max) x 10' 8" (max)

Entered through a door from the entrance hallway having a feature gas fire with surround, hearth and mantle, wall lighting, a gas central heating radiator and UPVC double glazed French doors to conservatory.

CONSERVATORY 14' 4" (max) x 9' 2" (max)

Having UPVC double glazed French doors from the lounge further with multiple UPVC double glazed units to the garden aspect and UPVC double glazed French doors to the garden and a gas central heating radiator.

space having mature shrubs and lawn area. All this attractive frontage leads up to the front elevation of the property and together towards;

GARAGE 16' 0" (max) x 8' 8" (max)

Having manual double pedestrian front doors, wall mounted shelving, ceiling lighting and a rear door to the garden.

GARDEN

A truly sunny and splendid space further generous in size and provides everything any discerning buyer could wish for with lush lawn area, potting borders filled with mature shrubs and trees, together with a dedicated pebbled/shale area ideal for the likes of alfresco dining, it is a space to be enjoyed by all.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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KITCHEN 13' 4" (max) x 6' 8" (max)

Entered through a door from the entrance hallway well furnished with a shaker style wood kitchen.

At floor level having a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, dishwasher and further space for an oven and grill with hob combination. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level splashback tiling, a good range of wall mounted cupboard units, space for larder fridge freezer combination, pantry store, extractor fan, UPVC double glazed window unit to garden aspect, ceiling lighting and an obscure UPVC double glazed door to the garden.

FIRST FLOOR

LANDING 8' 8" (max) x 6' 8" (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 and doors to all first floor accommodation.

BEDROOM ONE 13' 3" (max) x 10' 8" (max)

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

BEDROOM TWO 13' 0" (max) x 10' 8" (max)

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 7' 10" (max) x 6' 9" (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.

BATHROOM 6' 10" (max) x 6' 9" (max)

Entered through a door from the landing and well appointed with a three piece bathroom suite consisting of fitted corner bath with overhead shower, shower screen and fitted bath panel, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas central heating radiator, wall tiling, built-in cupboard storage, an obscure UPVC double glazed window unit to garden aspect, wall mounted vanity cupboard unit and ceiling lighting.

OUTSIDE

The property occupies a delightful set back position upon this most popular and highly desirable Amblecote address.

On approach the property greets you with a lengthy concrete driveway providing ample off-road parking together with adjoining front garden

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**

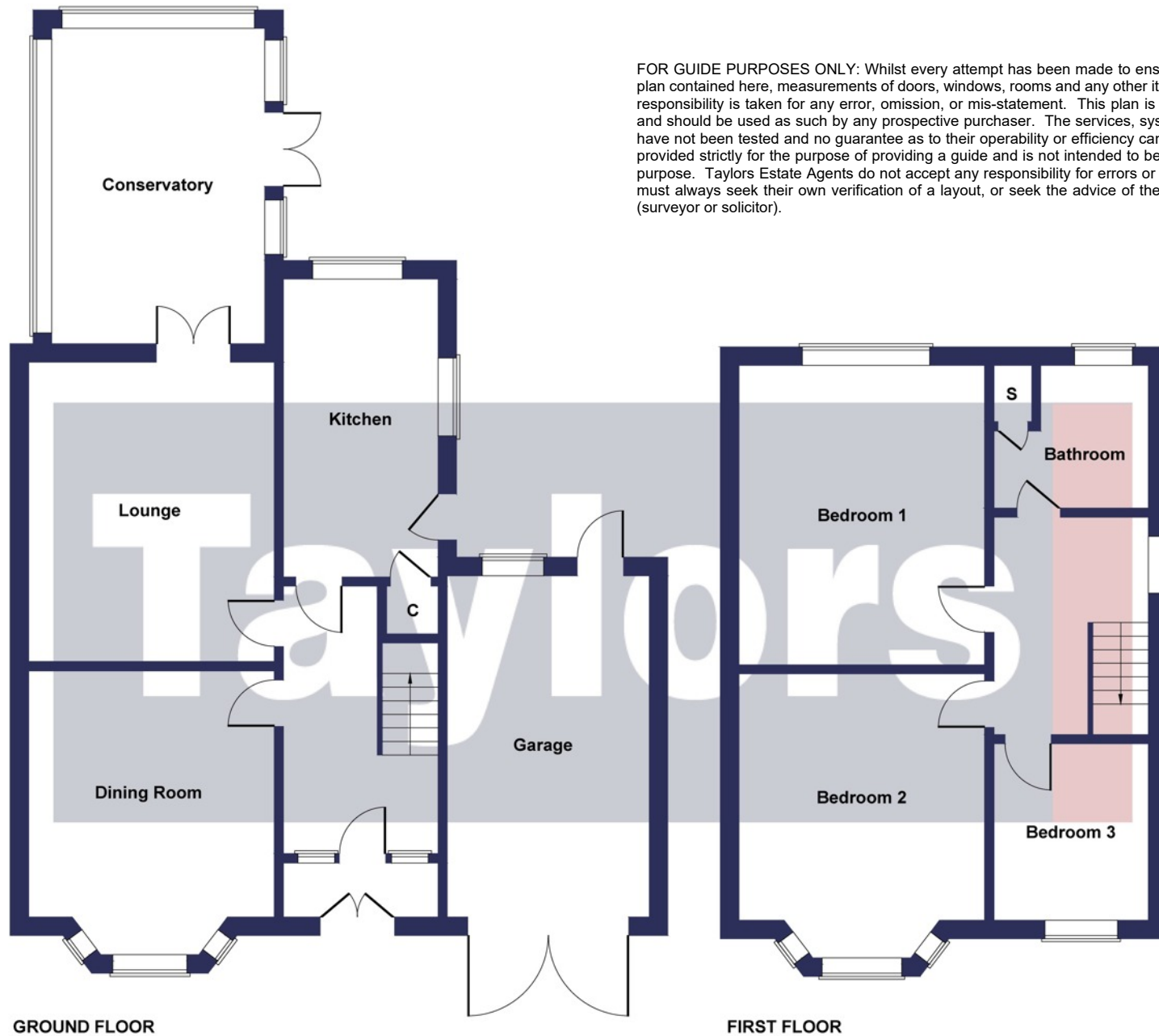
CONSUMER PROTECTION REGULATIONS 2008

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.

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).



GROUND FLOOR

FIRST FLOOR



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

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