



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



Taylor's

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Set back beyond an **IMMACULATE TARMAC DRIVEWAY** upon this **MOST POPULAR, DESIRABLE** and **ESTABLISHED AMBLECOTE ADDRESS**, not far from **GREAT LOCAL SCHOOLS, SHOPS** and **SERVICES**, stands this **TRADITIONAL, BAY FRONTED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, this **DELIGHTFUL HOME** comprises in brief; Entrance porch, entrance hallway, dining room with bay window, lounge with real-wood log burner, extended kitchen with separate utility, three good bedrooms, family bathroom and single garage. To the rear stands a **GENEROUS GARDEN AREA** with both **PATIO** and **LAWN AREAS** ideal for entertaining and 'alfresco dining'. To **FULLY APPRECIATE** this great home, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office to arrange a viewing. Council Tax Band C. EPC E.



In further detail the accommodation is set over two floors and comprises;

ENTRANCE PORCH

Having UPVC double glazed french door, tiled flooring and ceiling lighting.

ENTRANCE HALLWAY 12'2" (max) x 6'10" (max)

Having obscure composite front door with adjoining obscure UPVC double glazed window units, stairs with balustrade to first floor accommodation (later detailed), a gas central heating radiator, tiled patterned flooring, ceiling lighting and doors to ground floor accommodation.

DINING ROOM 10'9" (plus bay) x 10'8" (max)

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

LOUNGE 13'1" (max) x 10'9" (max)

Entered through a door from the entrance hallway, having feature real-wood log burning stove, a gas central heating radiator, UPVC double glazed french doors to garden aspect with adjoining UPVC double glazed window units and ceiling lighting.

KITCHEN 13'3" (max) x 6'8" (max)

Entered through a door from the entrance hallway. AT floor level, a good range of base units having both cupboard and drawer storage, plumbing for washing machine, space for fridge and freezer, a gas central heating radiator and floor tiling.



OUTSIDE

The property is located in a most popular and desirable address within Amblecote, conveniently placed for great local schools, shops and services alike. On arrival, the property greets you with a landscaped frontage of both lawn area and a tarmac driveway which provides ample parking for multiple vehicles, leading to;

GARAGE 14'9" (max) x 8'9" (max)

Having pedestrian-style front garage door, obscure UPVC double glazed window to side aspect and wall lighting.

REAR GARDEN

Situated to the rear of the property, it is delightfully landscaped having a spacious patio area ideal for entertaining and 'alfresco dining' together with a pleasant lawn area ideal for playing. It is a true gem of a garden area and offers everything possible for its next custodians.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Surmounted on top are roll-edged worktops having inset five-point gas hob and inset sink with drainer and mixer tap. At eye level, splashback tiling, good range of wall-mounted cupboard units, larder-style cupboard units housing integrated oven and grill combination, extractor fan, UPVC double glazed window unit to garden aspect, door to pantry, door to utility and ceiling lighting.

UTILITY 10'3" (max) x 9'5" (max)

Entered through a door from the kitchen, housing boiler, having base units surmounted by roll-edged worktops with inset sink with drainer and mixer tap, space for american-style fridge/freezer combination, multiple UPVC double glazed window units to garden aspect, door to garage and wall lighting.

FIRST FLOOR ACCOMMODATION

LANDING 8'9" (max) x 6'10" (max)

Accessed via stairs from the entrance hallway, having obscure UPVC double glazed window to side aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13'3" (into bay) x 10'9" (max)

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

BEDROOM TWO 13'0" (max) x 9'7" (max)

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

BEDROOM THREE 8'0" (max) x 6'10" (max)

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

BATHROOM 6'8" (max) x 6'8" (max)

Entered through a door from the landing, beautifully appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, shower screen and fitted bath panel, pedestal toilet, vanity wash hand basin with mixer tap, floor and wall tiling, obscure UPVC double glazed window garden aspect, ceiling lighting, extractor fan and wall mounted vanity cupboard units.

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

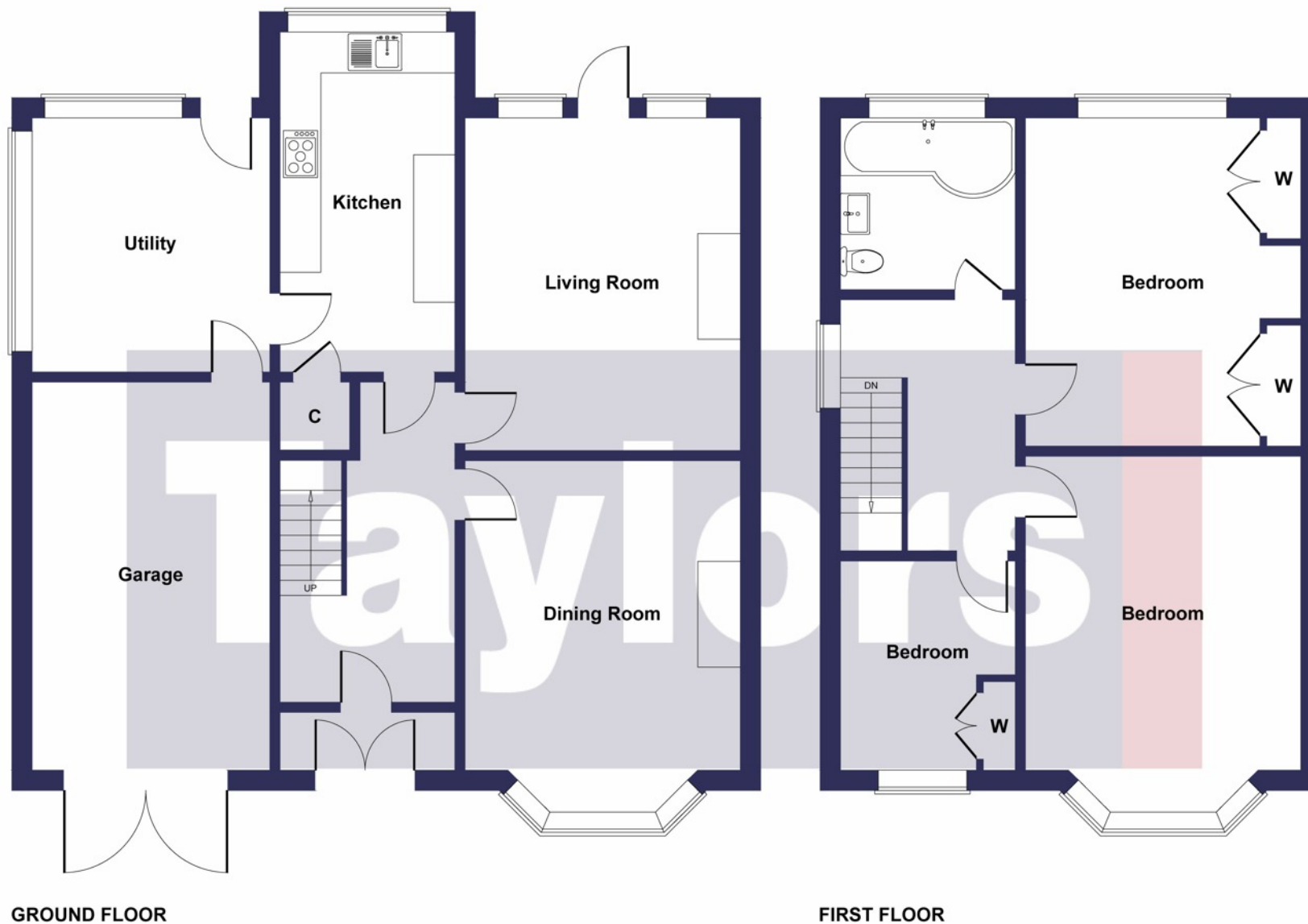
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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

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).



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