



**PLATTS CRESCENT, AMBLECOTE
STOURBRIDGE DY8 4YY**





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SET WITHIN A MOST POPULAR and WELL-ESTABLISHED AMBLECOTE ADDRESS, further TRULY CONVENIENT for GREAT LOCAL SCHOOLS (Primary and Secondary), PUBLIC TRANSPORT LINKS (such as Bus) and NEARBY SHOPS/SERVICES located in both AMBLECOTE, STOURBRIDGE TOWN CENTRE and MERRY HILL SHOPPING COMPLEX, stands this RE-PLANNED and WELL PROPORTIONED THREE BEDROOMS SEMI-DETACHED FAMILY HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance hall, through lounge diner with bay window to front, kitchen, ground floor bathroom with adjoining downstairs storage, first floor landing and three bedrooms. To the front lies a SHARED DRIVEWAY leading to a GARAGE/STORE, with to the rear a GARDEN SPACE having both LAWN and PATIO AREAS. To arrange a viewing, please do not hesitate to contact Taylors Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALL

Having an obscure double glazed composite front door, stairs with handrail to first floor accommodation (later detailed), ceiling lighting and a door to the lounge diner.

LOUNGE DINER 24' 4" (max) x 11' 1" (max)

Entered through a door from the entrance hallway having both a dedicated dining area together with lounge area. To the front part there is a feature walk-in style UPVC double glazed bay window unit to the front aspect, together with feature gas fire with surround, hearth and mantle, a gas central heating radiator and ceiling lighting. To the rear of the reception room there is a further gas central heating radiator, ceiling lighting, door to ground floor bathroom and downstairs storage and an obscure glazed door with an adjoining obscure glazed panels to the kitchen.

KITCHEN 12' 7" (max) x 6' 7" (max)

Entered through an obscure glazed door from the lounge diner. At floor level a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine and tumble dryer, integrated oven and grill combination.

On approach the property greets you with a shared driveway providing off-road parking for vehicles which further leads to the front elevation runs adjoining the side elevation and further to;

GARAGE/STORE 15' 5" (max) x 7' 2" (max)

Having pedestrian style double front doors, wall lighting, glazed units to garden aspect, wall mounted cupboard units and wall shelving.

REAR GARDEN

Accessed either through the garage/store or through the property itself, it offers both patio and lawn areas making it ideal for entertaining in and further playing in.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surmounted on top roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level there is splashback tiling, a good range of wall mounted cupboard units, space for larder style fridge/freezer combination, a gas central heating radiator, an extractor fan, UPVC double glazed window unit to garden aspect, UPVC double glazed French door to the garden and ceiling lighting.

BATHROOM 8' 1" (max) x 4' 6" (max)

Entered through a door from the lounge diner just off from the understairs store being well appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower screen, pedestal toilet, pedestal wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, wall mounted boiler, extractor fan and ceiling lighting.

FIRST FLOOR

LANDING 5' 9" (max) x 3' 1" (max)

Accessed via stairs with handrail 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 14' 2" (max) x 10' 4" (max)

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

BEDROOM TWO 11' 9" (max) x 7' 9" (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 8' 5" (max) x 5' 9" (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.

OUTSIDE

The property lies upon a most popular and well established Amblecote address which is further convenient for schools, public transport links and nearby shops and services.

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:

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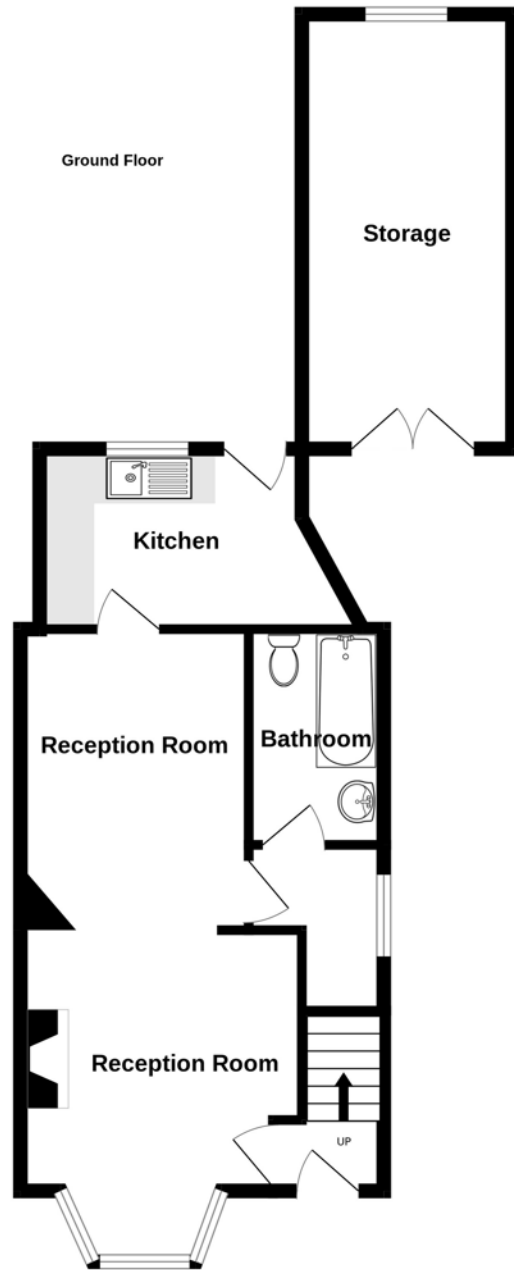
t. 01384 395555

f.01384 441206

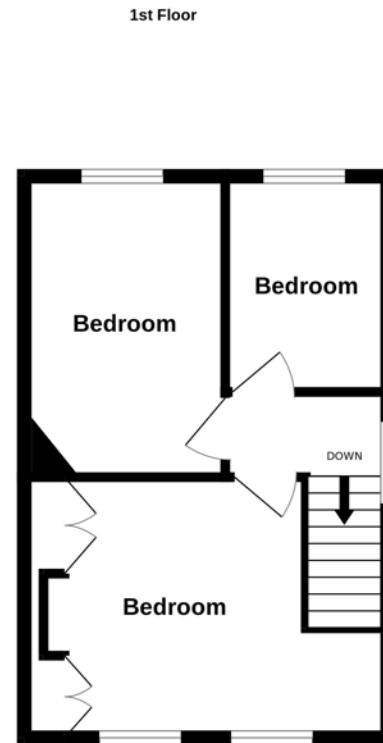
e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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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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