



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



Taylor's

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Sitting upon a **MOST GENEROUS PLOT POSITION** within a **POPULAR** and **HIGHLY DESIRABLE AMBLECOTE ADDRESS**, and available with **NO UPWARD CHAIN**, stands this **IMPRESSIVE** and **DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME**. Not far from **GOOD LOCAL SCHOOLS, STOURBRIDGE TOWN CENTRE** and **MERRY HILL**, it truly offers both superb accommodation and a convenient location for it's next custodians. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, lounge, dining room, kitchen, downstairs w/c, four good bedrooms and family bathroom. Occupying the front is **AMPLE OFF-ROAD PARKING** together with a **SINGLE GARAGE**, and to the rear **PLENTIFUL GARDEN SPACE** with **LAWN**. To view, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band D.



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

ENTRANCE HALLWAY 13'5" (max) x 6'0" (max)

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



LOUNGE 16'0" (max) x 11'7" (max)

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

DINING ROOM 12'8" (max) x 9'5" (max)

Entered through an opening from the lounge or via a door from the kitchen, having a gas central heating radiator, UPVC double glazed window unit to garden aspect, ceiling lighting.



KITCHEN 15'2" (max) x 8'2" (max)

Entered through a door from the entrance hallway or from the dining room. At floor level, good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, fridge, freezer, free-standing oven and hob combination. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, splashback tiling, wall-mounted cupboard units, wall-mounted boiler, UPVC double glazed window unit to garden aspect, UPVC double glazed door to side aspect and ceiling lighting.

OUTSIDE

The property sits upon a most generous plot within this well established and most popular address, not far from good local schooling, the local town centre and Merry Hill. On approach, the property has a large tarmac driveway which leads to a single garage and retaining wall with steps down to the front door.

GARAGE 16'6" (max) x 8'2" (max)

Having up and over garage door and ceiling lighting.

REAR GARDEN

Having garden space to both the side and rear aspect of the property, there is a generous amount of space for all to enjoy. There is a mix of both lawn and patio areas, and offers great space for it's next custodian.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DOWNSTAIRS W/C 7'3" (max) x 2'9" (max)

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

FIRST FLOOR ACCOMMODATION

LANDING 9'1" (max) x 8'8" (max)

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

BEDROOM ONE 16'5" (max) x 8'8" (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 TWO 12'6" (max) x 8'8" (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 10'4" (max) x 9'2" (max)

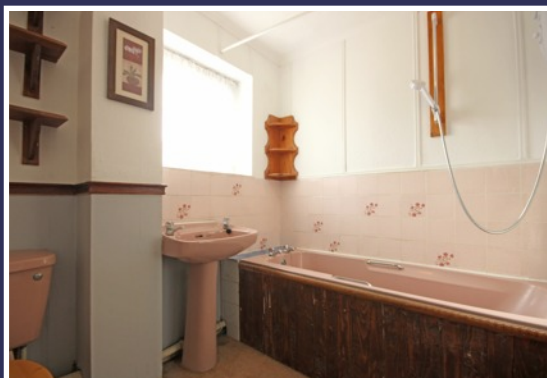
Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

BEDROOM FOUR 9'6" (max) x 9'2" (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.

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

Entered through a door from the landing, appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel, pedestal wash hand basin with hot/cold tap combination, pedestal toilet, a gas central heating radiator, wall-mounted shelving, obscure UPVC double glazed window unit to side aspect, wall tiling and ceiling lighting.



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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

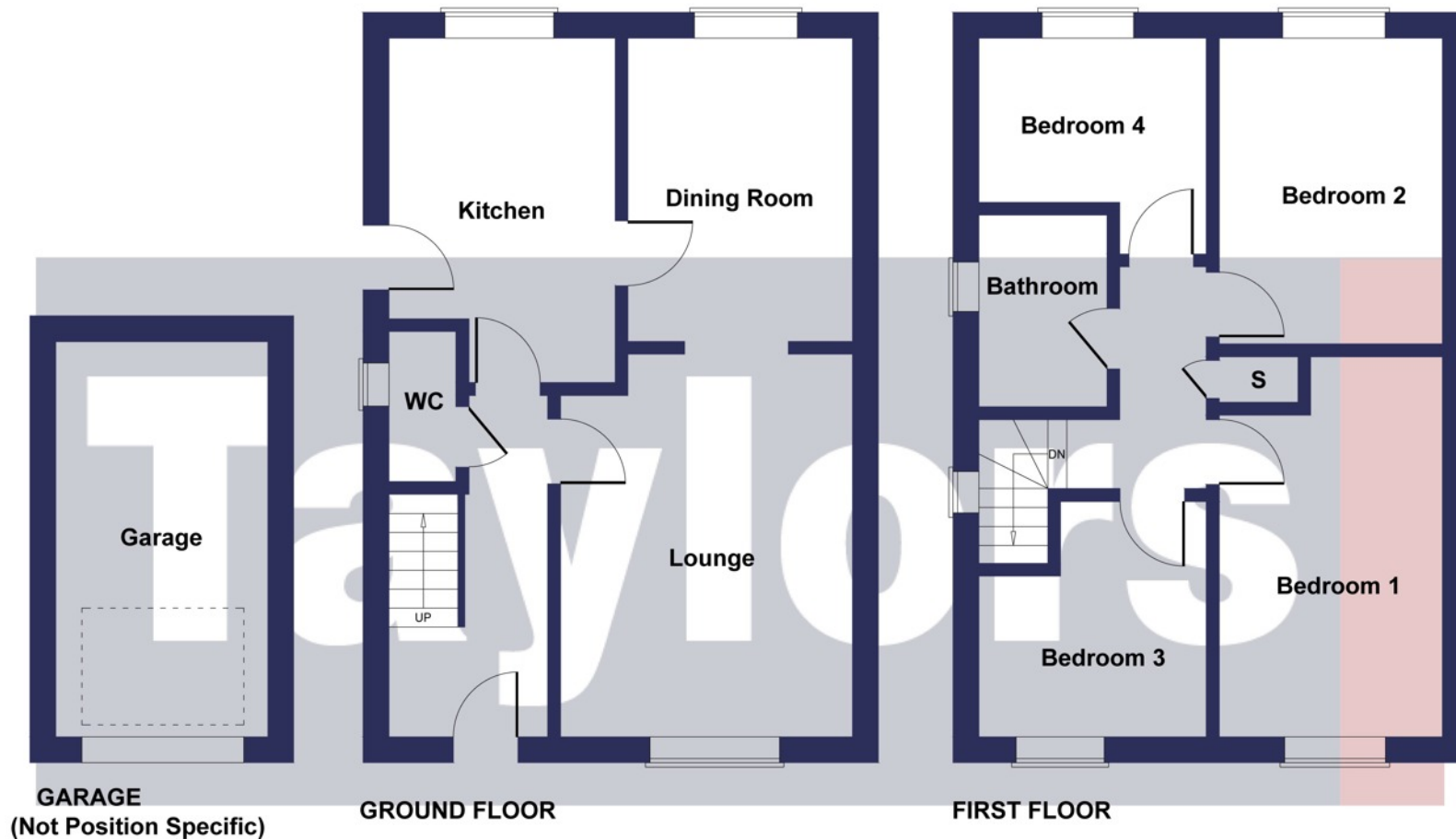
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely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



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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