



**HIGH STREET, AMBLECOTE,  
STOURBRIDGE DY8 4DH**



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**A WELL PRESENTED TWO Bedroom semi detached Bungalow, situated on this CONVENIENT Road for local amenities and transport links. Over 60's within an Accord Housing Group warden controlled development. Having double glazing, NO UPWARD CHAIN and gas central heating, comprising; Porch, Living room, Two bedrooms, Inner Lobby, Bathroom and Kitchen. Outside with Rear garden and Communal parking. Lease Length - 964 years remaining. Service Charge £1960 per annum. Council Tax Band B. EPC D.**



In further detail the accommodation is spread over one level and comprises;

### ENTRANCE PORCH

Having UPVC double glazed front door, multiple UPVC double glazed units to front aspect, ceiling lighting and door to lounge.

### LOUNGE 16'7" (max) x 11'3" (max)

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

### INTERNAL HALLWAY

Entered through a door from the lounge, having two built-in cupboard storage units, loft hatch to loft space and ceiling lighting.

### KITCHEN 11'5" (max) x 6'9" (max)

Entered through a door from the internal hallway. At floor level, good range base units having both cupboard and drawer units, space and plumbing for washing machine, oven with grill and hob and fridge/freezer combination.



### REAR GARDEN

Accessed through the property, it is a most private and delightful space with both lawn and patio area, ideal for relaxing and entertaining in.

The property is LEASEHOLD and the details are as follows; Lease length remaining 964 years. Service Charge £1960.00 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(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 worktops having inset sink with drainer and mixer tap. At eye level, larder style cupboard unit, wall-mounted cupboard units, splashback tiling, glazed door to garden aspect, glazed window to garden aspect and ceiling lighting.

#### BEDROOM ONE 11'5" (max) x 10'2" (max)

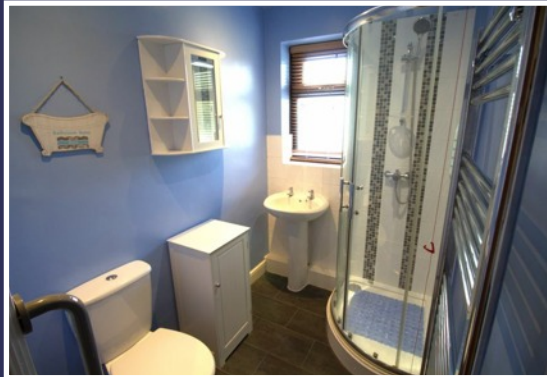
Entered through a door from the internal hallway, having a gas central heating radiator, fitted wardrobes, UPVC double glazed window unit to side aspect and ceiling lighting.

#### BEDROOM TWO 12'4" (max) x 5'7" (max)

Entered through a door from the lounge, having a gas central heating radiator, UPVC double glazed window unit to side aspect, built-in wardrobe and ceiling lighting.

#### SHOWER ROOM 6'8" (max) x 5'2" (max)

Entered through a door from the internal hallway, appointed with a three-piece shower suite consisting of fitted corner shower with shower screen doors and shower tray, pedestal sink with hot/cold tap combination, pedestal toilet, a gas central heating towel rail, wall-mounted cupboard unit, obscure UPVC double glazed window unit to side aspect, wall tiling and ceiling lighting.



#### OUTSIDE

The property is located not far from Stourbridge Town Centre, which hosts a great range of local shops, services and amenities. On approach, the property has a communal parking area and a pleasant front lawn area with pathway leading to the front porch door. To the rear stands;

#### 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 **LEASEHOLD** 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.

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#### 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.





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