



**BURNS CLOSE, AMBLECOTE
STOURBRIDGE DY8 4NF**



Taylor's

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Sitting within a QUIET and MOST PLEASANT CUL-DE-SAC ADDRESS of AMBLECOTE, not far from GREAT LOCAL SCHOOLS, SHOPS and SERVICES, stands this WELL-PLANNED TWO BEDROOM SEMI-DETACHED HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the property comprises in brief; Entrance porch, lounge, kitchen, two double bedrooms and bathroom. Occupying the front aspect lies a FRONT LAWN together with TARMAC DRIVEWAY providing AMPLE OFF ROAD PARKING, with to the rear a MOST GENEROUS GARDEN having both PATIO and LAWN AREAS. To arrange a viewing at the EARLIEST CONVENIENCE please do contact Taylor's Estate Agents STOURBRIDGE office. ** NEW BOILER FITTED 2024 ** Tenure: FREEHOLD. Construction: Standard brick construction with pitched tiled roof. Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH 4' 8" (max) x 4' 8" (max)

Having an obscure UPVC double glazed front door to front aspect, an obscure UPVC double glazed window to side aspect, fuse box, ceiling lighting and a door to the lounge.

LOUNGE 13' 7" (max) x 12' 1" (max)

Entered through a door from the entrance porch having feature fireplace, a gas central heating radiator, UPVC double glazed window unit to front aspect, ceiling lighting and stairs with balustrade to first floor accommodation (later detailed).

KITCHEN 12' 1" (max) x 9' 10" (max)

Entered through a door from the lounge. At floor level a good range of base units having both cupboard and drawer storage, plumbing for washing machine and housing an integrated oven. Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap.



On approach the property greets you with a front lawn area together with an adjoining tarmac DRIVEWAY providing ample off-road parking for multiple vehicles, with to the rear;

GARDEN

A most generous size having both patio and lawn area together with some mature shrubs and trees. It has a most private and sunny aspect making it a superb space to be enjoyed by all, whether that be for playing in, relaxing in or entertaining in such as alfresco dining.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



At eye-level there is splashback tiling, space for large style fridge freezer combination, a gas central heating radiator, a small range of wall mounted cupboard units, extractor fan, ceiling lighting, two UPVC double glazed window units to both side and garden aspect and a UPVC double glazed French door to garden aspect.

FIRST FLOOR

LANDING 8' 7" (max) x 6' 2" (max)

Accessed via stairs with balustrade from the lounge having a loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12' 1" (max) x 10' 2" (max)

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

BEDROOM TWO 12' 1" (max) x 7' 0" (max)

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

BATHROOM 8' 8" (max) x 5' 4" (max)

Entered through a door from the landing and well appointed with a three piece bathroom suite consisting of fitted bath with fitted bath panel and overhead shower together with shower curtain, pedestal toilet, pedestal wash hand basin with mixer tap, wall tiling, ceiling lighting, a gas central heating radiator and a UPVC obscure double glazed window unit to front aspect.

OUTSIDE

The property is located in a most popular and highly desirable cul-de-sac in Amblecote being conveniently placed for great local schooling, local parks and nearby shops and amenities.

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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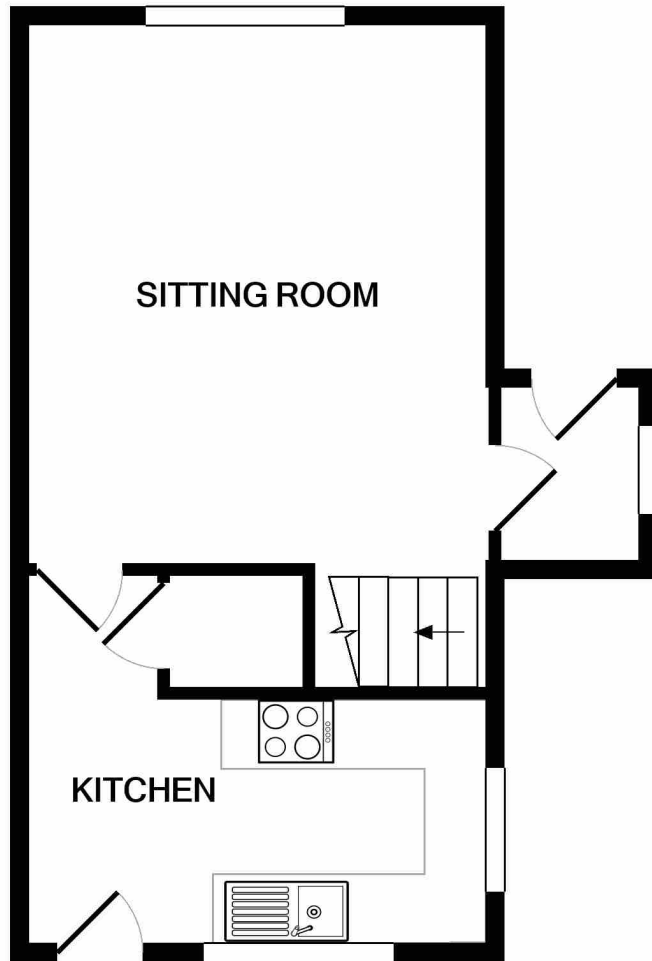
t. 01384 395555

f.01384 441206

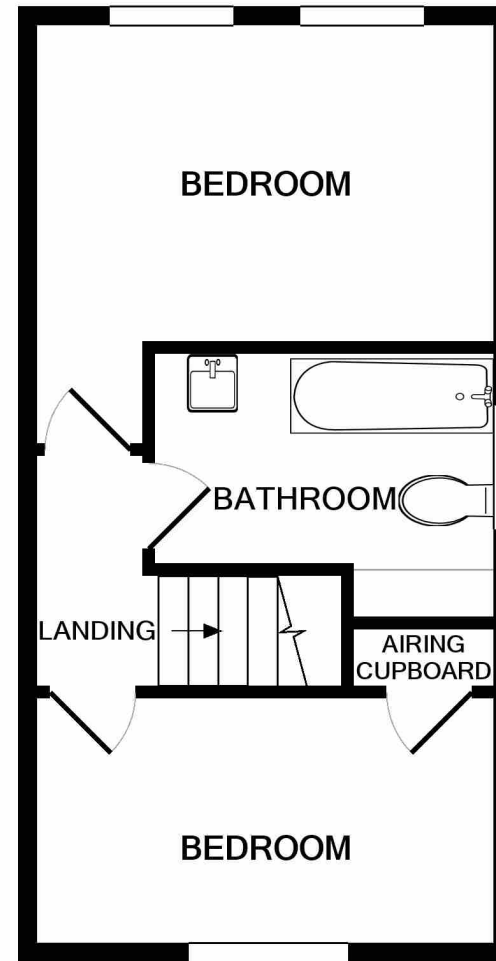
e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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



1ST 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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