



**KEATS CLOSE, AMBLECOTE,
STOURBRIDGE DY8 4NA**

Taylor's

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Sitting at the **HEAD** of a **MOST ESTABLISHED, QUIET AND HIGHLY SOUGHT-AFTER CUL-DE-SAC ADDRESS** in **AMBLECOTE**, not far from **SUPERB LOCAL SCHOOLS** and **STOURBRIDGE TOWN CENTRE**, stands this **DECEPTIVELY SPACIOUS THREE-DOUBLE BEDROOM MID-MEWS FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, this home comprises in brief; Entrance hallway, kitchen, lounge diner, three good bedrooms and modern bathroom. To the front stands **BLOCK-PAVED DRIVEWAY** leading to an **INTEGRAL SINGLE GARAGE**, with to the rear a **LOW-MAINTENANCE** and **PLEASANT GARDEN AREA**. To view at the **MOST EARLIEST CONVENIENCE** please contact Taylor's Estate Agents **STOURBRIDGE** office. enure: **FREEHOLD**. Construction: **Brick built with tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/engb/broadband-coverage**. Council Tax Band **B**. EPC **D**.

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

ENTRANCE HALLWAY 10'5" (max) x 3'0" (max)

Having an obscure front door, a gas central heating radiator, ceiling lighting and doors to all ground floor accommodation.

KITCHEN 13'1" (max) x 5'7" (max)

Entered through a doorway from the entrance hallway. At floor level, good range of base units having both cupboard and drawer storage, plumbing for washing machine, space for a cooker with hob combination. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, a gas central heating radiator, splashback tiling, wall-mounted cupboard units, a space for a larder-style fridge/freezer combination, UPVC double glazed window unit to front aspect and ceiling lighting.

LOUNGE DINER 17'6" (max) x 10'5" (max)

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

GARAGE 18'8" (max) x 8'1" (max)

Having up and over front garage door, wall-mounted shelving and ceiling lighting.

REAR GARDEN

Located to the rear of the property, it is a very low maintenance space, predominantly occupied by decking which is ideal for 'alfresco dining' and outdoor entertaining, further with views to neighbouring fields.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR ACCOMMODATION

LANDING 14'9" (max) x 6'7" (max)

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

BEDROOM ONE 12'6" (max) x 8'5" (max)

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

BEDROOM TWO 11'9" (max) x 8'2" (max)

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

BEDROOM THREE 8'9" (max) x 8'7" (max)

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

BATHROOM 8'2" (max) x 5'5" (max)

Entered through a door from the landing, beautifully appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, glass shower screen and fitted bath panel, pedestal toilet, vanity wash hand basin with mixer tap, a gas centrally heated towel rail, obscure UPVC double glazed window unit to front aspect, floor and wall tiling, extractor fan and ceiling lighting.

OUTSIDE

The property is delightfully situated in a most desirable and highly-sought after cul-de-sac address in Amblecote, convenient and not far from good local schools and Stourbridge town centre. On approach, the property greets you with a pretty block-paved driveway with adjoining lawn area leading up to a single integral garage and the front elevation of this delightful home.



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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 affect 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

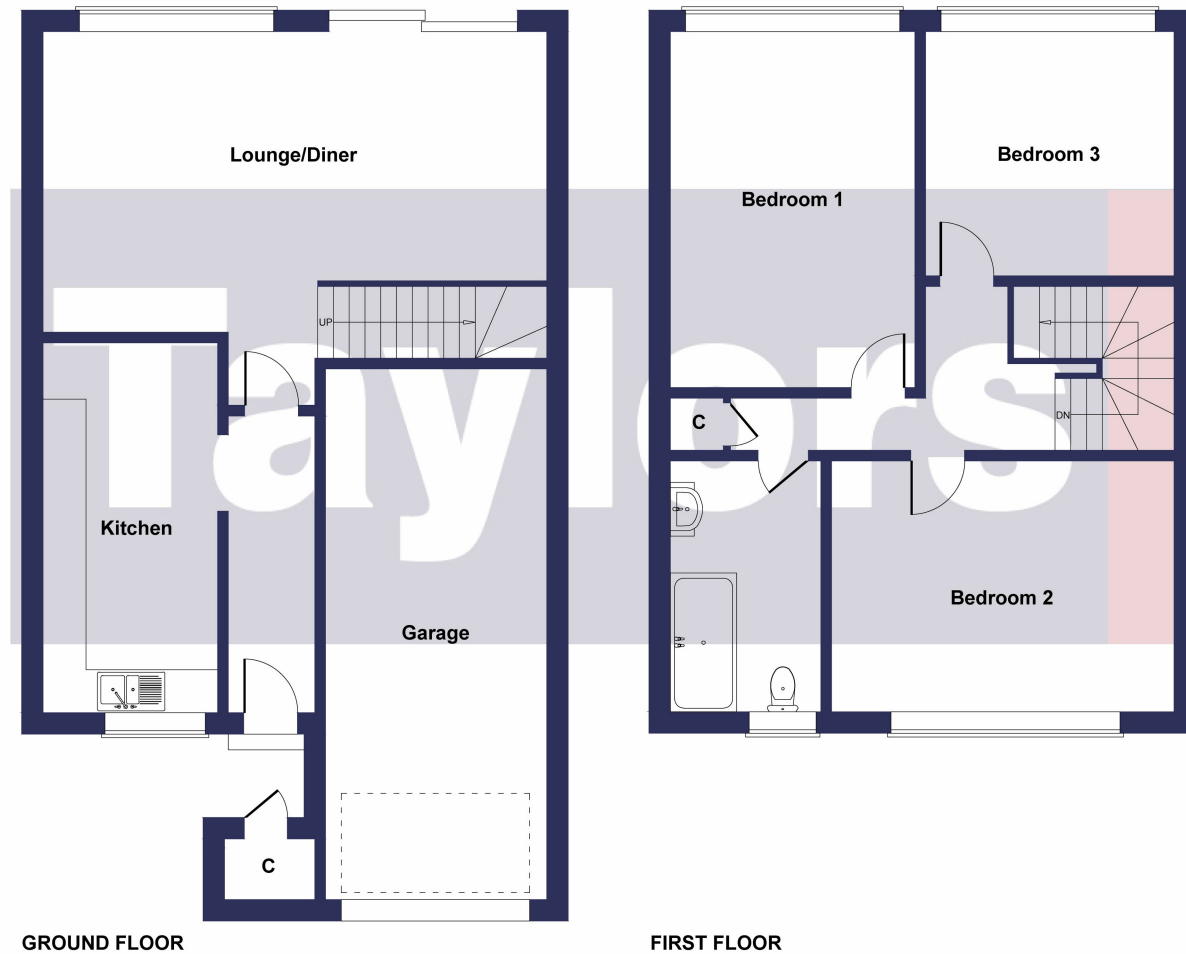
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely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