



**COWDREY CLOSE,
AMBLECOTE, STOURBRIDGE DY8 4AY**

Taylor's

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NESTLED within this **QUIET** and **HIGHLY CONVENIENT CUL-DE-SAC ADDRESS** of **AMBLECOTE**, further not far from **GREAT LOCAL SCHOOLS** (Primary, Secondary and Sixth Form), **PUBLIC TRANSPORT LINKS** (such as Bus and Rail) and **STOURBRIDGE TOWN CENTRE**, stands this **MODERN TWO BEDROOM END OF TERRACE HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hall with ground floor w/c, lounge with stairs to first floor, kitchen, first floor landing, two bedrooms and bathroom. **ALLOCATED PARKING** together with **VISITOR PARKING** stands to front, with a **PRIVATE, LOW-MAINTENANCE GARDEN SPACE** with **ASTROTURF** and **PATIO** to rear. To arrange a viewing, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Tenure: Freehold. Construction: Brick Built with a tiled, pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 4' 4" (max) x 4' 0" (max)

Having an obscure double glazed front door, a gas central heating radiator, door to ground floor WC, ceiling lighting and a door to the lounge.

GROUND FLOOR WC 4' 7" (max) x 2' 10" (max)

Having a door from the entrance hallway along with pedestal wash basin with hot and cold tap combination, pedestal toilet, a gas central heating radiator, splashback tiling, extractor fan and ceiling lighting.

LOUNGE 14' 4" (max) x 10' 0" (max)

Entered through a door from the entrance hallway having two gas centrally heated radiators, a UPVC double glazed window unit to front aspect, a UPVC double glazed window unit to side aspect, stairs with balustrade to first floor accommodation (later detailed), ceiling lighting and a door to the kitchen.

KITCHEN 12' 8" (max) x 7' 8" (max)

Entered through a door from the lounge.



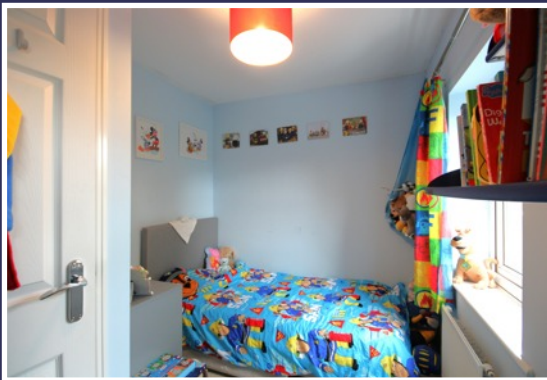
OUTSIDE

The property is situated within a quiet and highly convenient cul-de-sac address of Amblecote which is further not far from local schools, public transport links and Stourbridge town centre. On approach the property greets you with both a single allocated parking space together with visitor spots and a small low maintenance shale area with adjoining slabs leading to the front door. There is side access to the right hand elevation and to the rear stands;

GARDEN

Private and truly low maintenance in style having Astro turf and a good sized patio space ideal for the likes of al fresco dining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



At floor level a good range of base units having both drawer and cupboard storage, integrated oven and grill combination, space and plumbing for washing machine and dishwasher. 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 breakfast bar arrangement with gas central heating radiator, good range of wall mounted cupboard units, splashback tiling, space for a larder style fridge/freezer, extractor fan, a UPVC double glazed window unit to the garden, an obscure double glazed door to the garden and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 6' 9" (max) x 6' 5" (max)

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

BEDROOM ONE 10' 8" (max) x 10' 7" (max)

Entered through a door from the landing having built-in wardrobes, fitted cupboard unit, a gas central heating radiator, two UPVC double glazed window units to the garden and ceiling lighting.

BEDROOM TWO 12' 9" (max) x 7' 6" (max)

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

BATHROOM 6' 2" (max) x 6' 2" (max)

Entered through a door from the landing well appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower curtain, pedestal toilet, pedestal wash hand basin with mixer tap, wall tiling, a gas centrally heated radiator, wall mounted vanity cupboard units, an obscure UPVC double glazed window unit to side aspect, extractor fan and ceiling lighting.

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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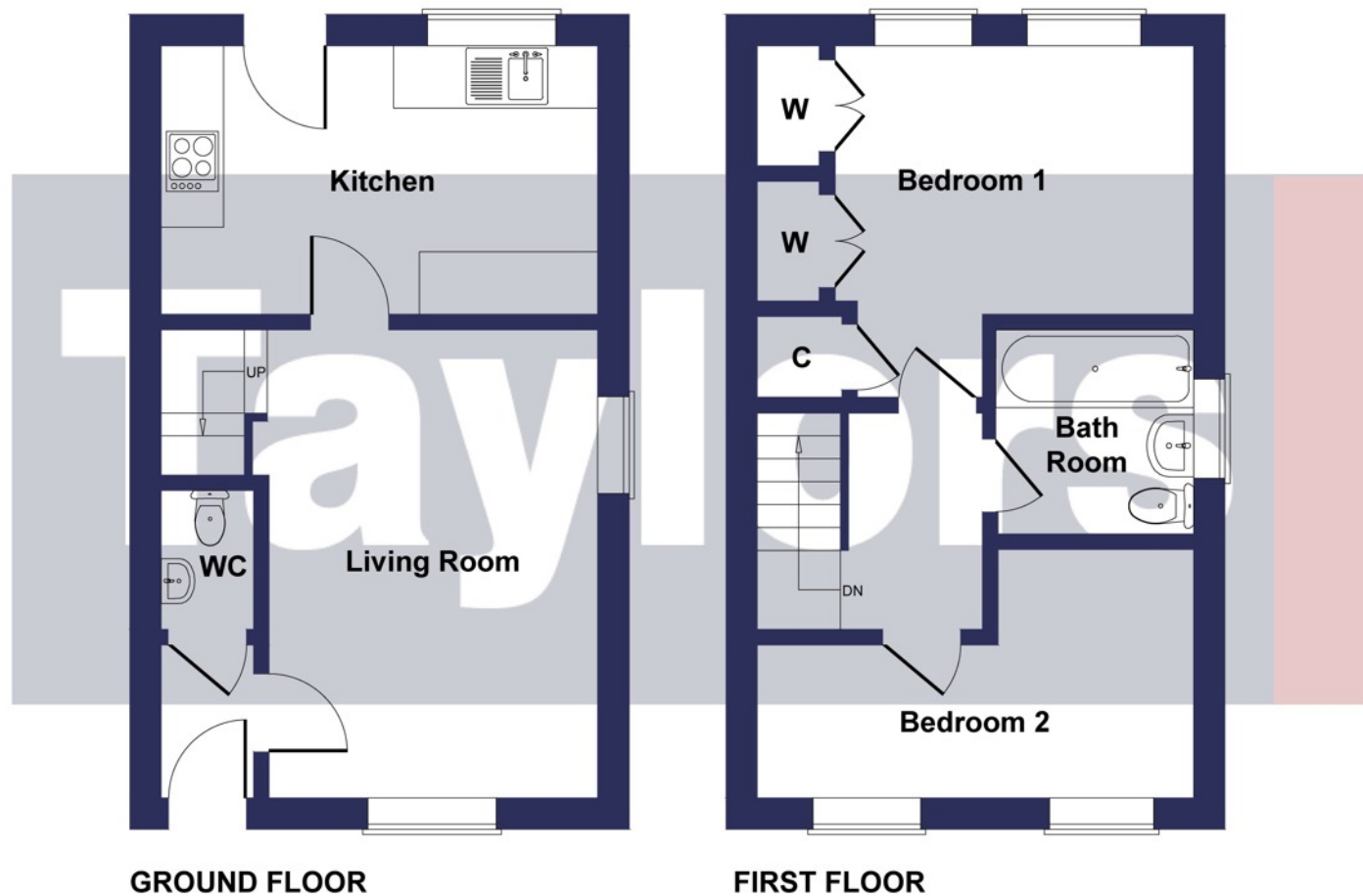
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MISREPRESENTATION ACT 1967

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.



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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