



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





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Situated within a **MOST POPULAR ADDRESS** of AMBLECOTE, is a **MUCH-IMPROVED** and **WELL-PRESENTED** example of a **DECEPTIVELY SPACIOUS, THREE BEDROOM DUPLEX FLAT**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property is not far from **MERRY HILL, STOURBRIDGE TOWN CENTRE**, has access to **PUBLIC TRANSPORT** and comprises in brief; Entrance hallway, kitchen, lounge, three bedrooms (master with juliette-style balcony) and bathroom. The property further comes with a **SINGLE GARAGE**. To view, please contact Taylors Estate Agents **STOURBRIDGE** office. Leasehold details are as follows; Lease length (93 years remaining), ground rent (£200.00 per annum) and service charge (£455.84 every 6 months). Council Tax Band A.



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



**ENTRANCE HALLWAY 16'5" x 6'3"**  
Entered through a obscure composite front door with adjoining obscure UPVC double glazed window unit, having stairs with balustrade to first floor accommodation (later detailed), a gas central heating radiator, cupboard storage, intercom system, ceiling lighting and doors to ground floor accommodation.

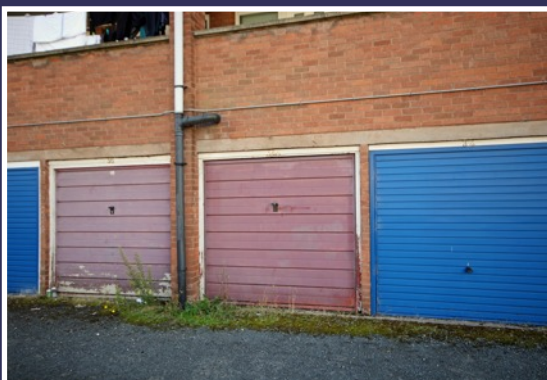


**KITCHEN 10'1" x 8'7"**  
Entered through a door from the entrance hallway, having a beautifully-furnished and re-fitted kitchen in a grey colour tone. At floor level is a range of base units having both cupboard and drawer storage, integrated oven with four-point gas hob and space with plumbing for washing machine. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, is splashback tiling, extractor fan, range of wall-mounted cupboard units, space for larder-style fridge freezer combination, gas meter, UPVC double glazed window unit to outside aspect and ceiling lighting.

## OUTSIDE

The property lies within a most-popular address in Amblecote, not far from Merry Hill and Stourbridge Town Centre. Laid out throughout two floors the internal accommodation is deceptively spacious and an internal inspection is a must. Upon approach this duplex flat has communal grassland outside, and further comes with a single garage within the block. Parking spaces are communal throughout. The property is leasehold and the details are as follows; Lease length (currently 93 years remaining), Current Service Charge (£455.84 per 6 months) and Current Ground Rent (£200.00 per annum).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### LOUNGE 15'9" (max) x 15'4" (max)

Entered through a door from the entrance hallway, having two gas central heating radiators, a UPVC glazed unit to outside aspect, feature electric fireplace and ceiling lighting.

### FIRST FLOOR ACCOMMODATION

#### LANDING 9'5" (max) x 8'9" (max)

Accessed via stairs with balustrade from the entrance hallway, having built-in cupboard storage, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

#### BEDROOM ONE 15'5" x 9'1"

Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to outside aspect with adjoining composite glazed door to a Juliette balcony, boiler and ceiling lighting.

#### BEDROOM TWO 12'5" x 8'7"

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

#### BEDROOM THREE 12'7" (max) x 6'5"

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

#### BATHROOM 7'9" x 5'6"

Entered through a door from the landing, well-appointed with a three-piece bathroom suite consisting of fitted bath with bath panel, hot/cold tap combination, glass shower screen and overhead electric shower, pedestal wash hand basin with mixer tap, pedestal toilet, a gas central heating radiator, wall tiling, wall-mounted toilet roll holder and shelving, 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 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 **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.

#### Agents contact details:

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DY8 1ED

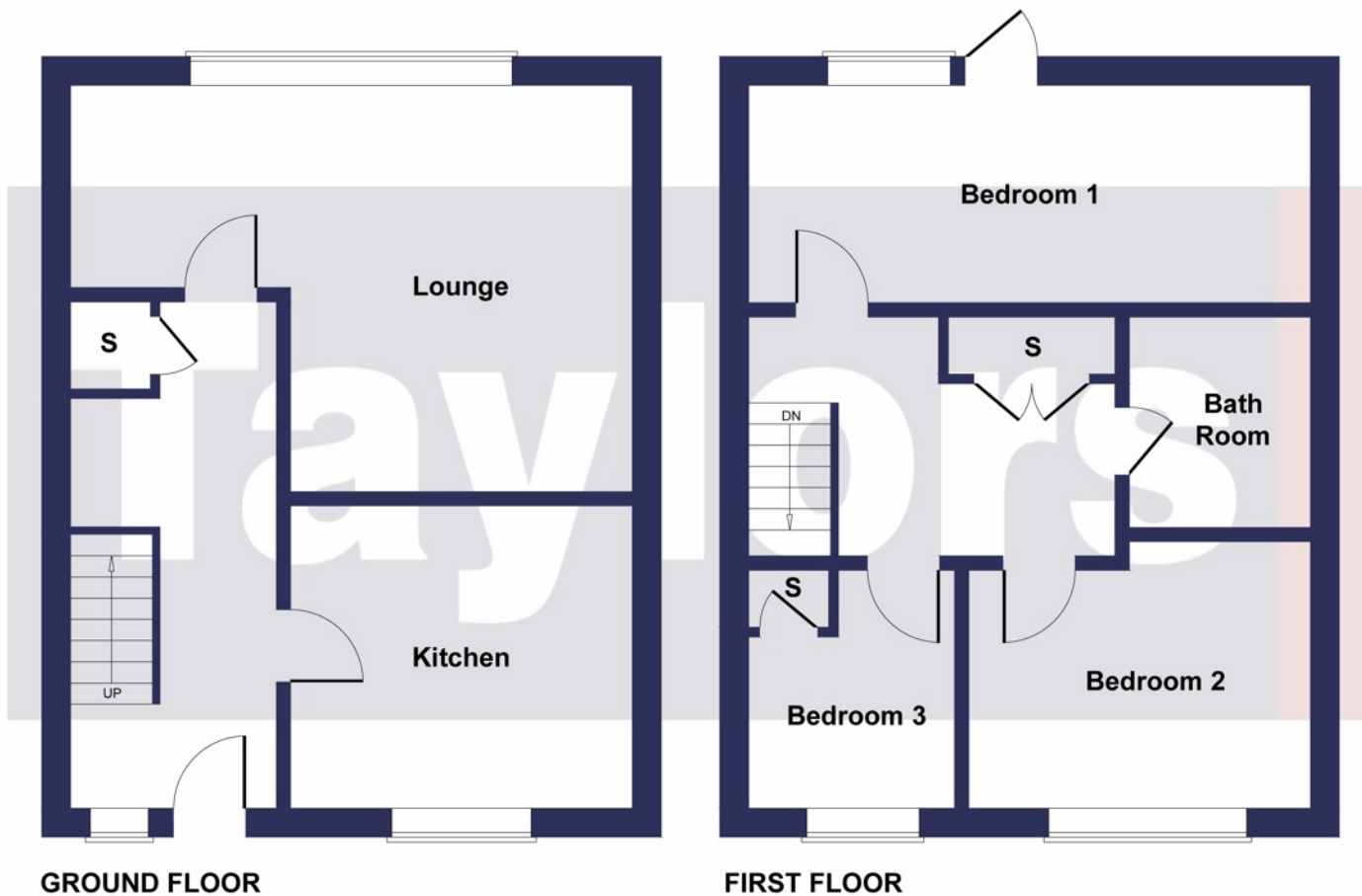
t. 01384 395555

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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.



**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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