



1 Blake Hall Close,  
Amblecote, DY5 3NU

**Taylors**



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*THOUGHTFULLY EXTENDED &  
BEAUTIFULLY PRESENTED, DE-  
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Hallway
  - Attractive Sitting Room - 14' 10" x 14' 10" (4.52m x 4.52m)
  - Modern Well Fitted Kitchen - 14' 9" x 12' 11" (4.49m x 3.93m)
    - Utility
    - Guests Cloakroom
  - Further Reception Room / Potential 5th Bedroom - 16' 3" x 7' 6" (4.95m x 2.28m)
  - Delightful Conservatory - 11' 8" x 10' 6" (3.55m x 3.20m)
    - FIRST FLOOR
      - Landing
      - Bedroom 1 - 14' 10" x 12' 2" (4.52m x 3.71m)
      - Bedroom 2 - 9' 11" x 7' 11" (3.02m x 2.41m)
      - Bedroom 3 - 10' 0" x 7' 6" (3.05m x 2.28m)
      - Bedroom 4 - 11' 8" x 7' 3" (3.55m x 2.21m)
        - House Bathroom
    - OUTSIDE
      - Block Paved Driveway
      - Well Landscaped Rear Garden
  - ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.





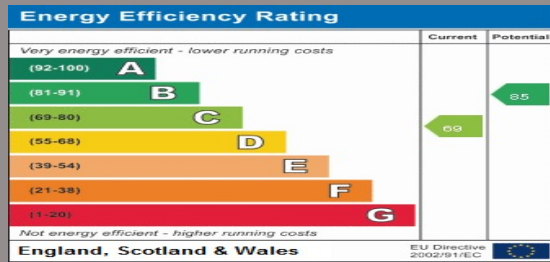
This THOUGHTFULLY EXTENDED & BEAUTIFULLY PRESENTED, FOUR BEDROOM, DETACHED RESIDENCE is SUPERBLY SITUATED on a GOOD SIZED CORNER PLOT within this SOUGHT AFTER close, which has BROMPTON PARK & PETERS HILL PRIMARY SCHOOL within walking distance and furthermore encompasses a TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This IMMACULATELY MAINTAINED & VERSATILE PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and in brief is seen to comprise: Entrance Hallway, Attractively Decorated Sitting Room, Modern Well Fitted Breakfast Kitchen, Delightful Double Glazed Conservatory, Utility Room, Guests Cloakroom, Further Reception Room (Could Potentially be used as a 5th Bedroom if preferred), Landing, Four Good Sized First Floor Bedrooms & White Suite House Bathroom. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Re-Landscaped Low Maintenance Rear Garden with Patio Area for alfresco dining, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: C. Council Tax Band: C. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

**BHS10014**

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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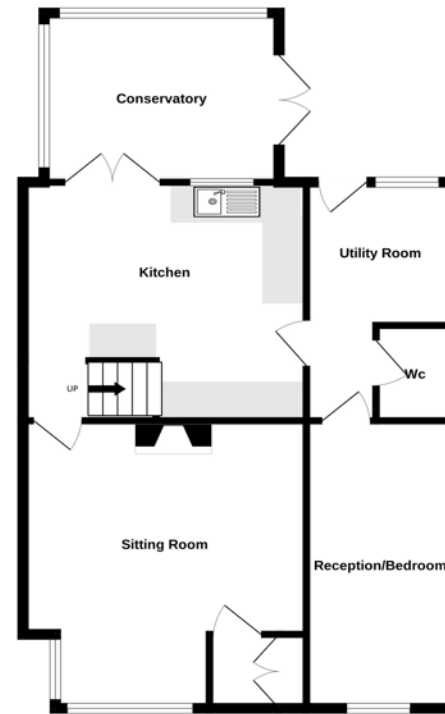


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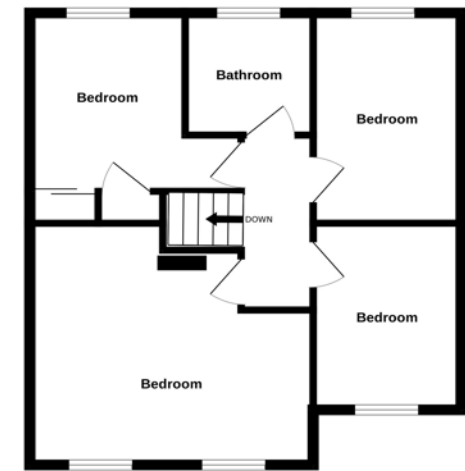
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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