



1 Nuthatch Drive,  
Amblecote, DY5 2RF

**Taylor's**

# 1 Nuthatch Drive, Amblecote, DY5 2RF

*BEAUTIFULLY MAINTAINED & INCREDIBLY  
SPACIOUS, THOUGHTFULLY ENLARGED,  
DETACHED BUNGALOW RESIDENCE*

- ROOM DIMENSIONS
  - Reception Hall
- Attractive Sitting Room with Dining Area - 17' 0" x 12' 0" (5.18m x 3.65m)
- Well Fitted Kitchen - 11' 4" x 8' 9" (3.45m x 2.66m)
- Delightful Conservatory - 12' 10" x 8' 8" (3.91m x 2.64m)
- Bedroom 1 - 11' 7" x 10' 9" (3.53m x 3.27m)
  - Bedroom 2 - 9' 5" x 9' 3" (2.87m x 2.82m)
- Well Appointed Shower Room - 8' 11" x 5' 6" (2.72m x 1.68m)
  - OUTSIDE
  - Driveway
  - Garage
  - Extensive Front, Side & Rear Gardens
- 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.



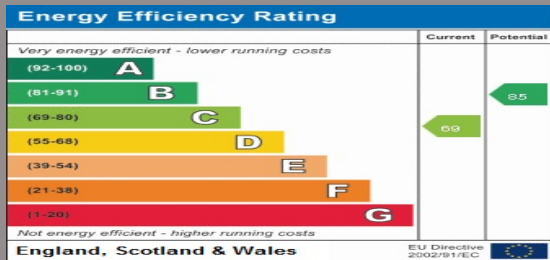
A SUPERB & RARE opportunity to purchase a BEAUTIFULLY MAINTAINED & INCREDIBLY SPACIOUS, THOUGHTFULLY ENLARGED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE with a GOOD SIZED & FANTASTIC GARDEN and with a BRILLIANT & MOST APPEALING LAYOUT. Wonderfully situated on a SUPERB CORNER PLOT within this EVER POPULAR RESIDENTIAL LOCATION, which is located within close proximity to a GREAT RANGE OF LOCAL AMENITIES & TRANSPORT LINKS, the selling agents would strongly recommend an EARLY INTERNAL VIEWING to appreciate the accommodation on offer, which in brief comprises: Spacious Entrance Hall, Attractive Sitting Room with Dining Area, Well Fitted Kitchen, TWO GENEROUSLY PROPORTIONED BEDROOMS, Well Appointed Shower Room, Delightful Conservatory, Driveway providing Off Road Vehicular Parking, Double Glazing, Gas Central Heating, Garage & EXTENSIVE FRONT, SIDE & REAR GARDENS. EPC: C /Council Tax Band: D. 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.

**BHS9990**

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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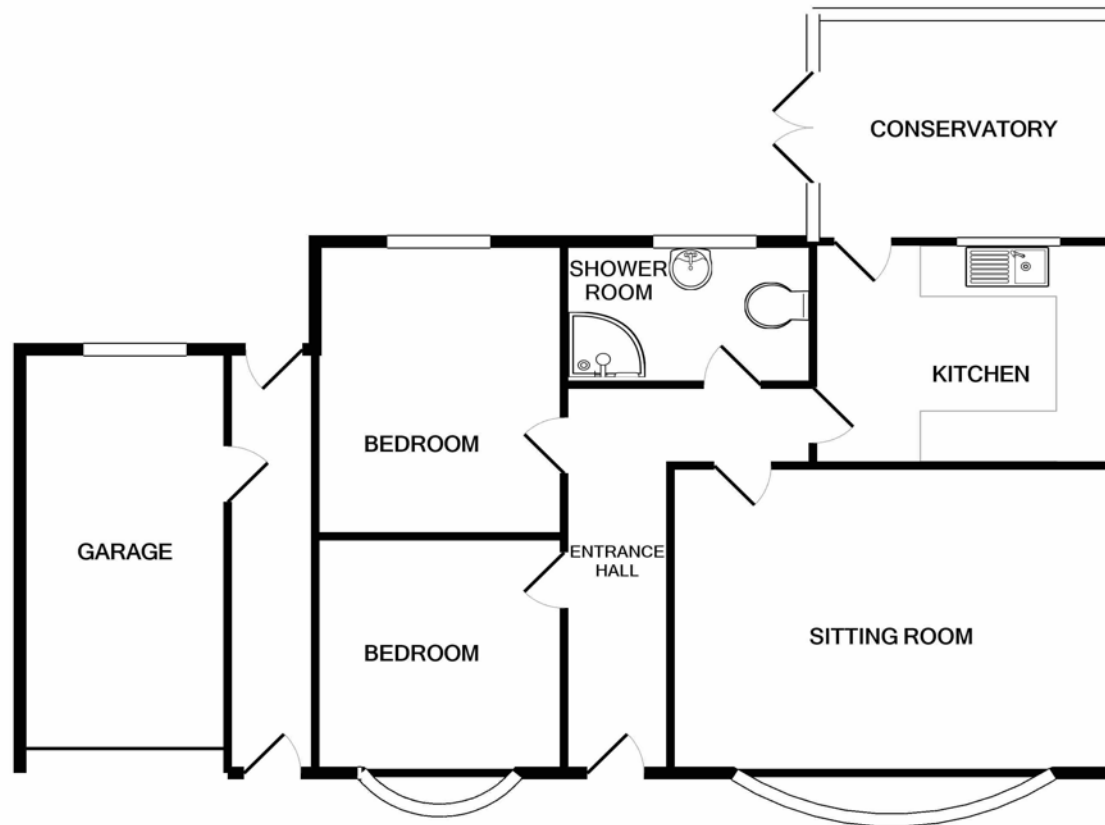
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NUTCHATCH DRIVE, DY5 2RF  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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