



14 Rosemoor Drive,
Amblecote, DY5 3NS

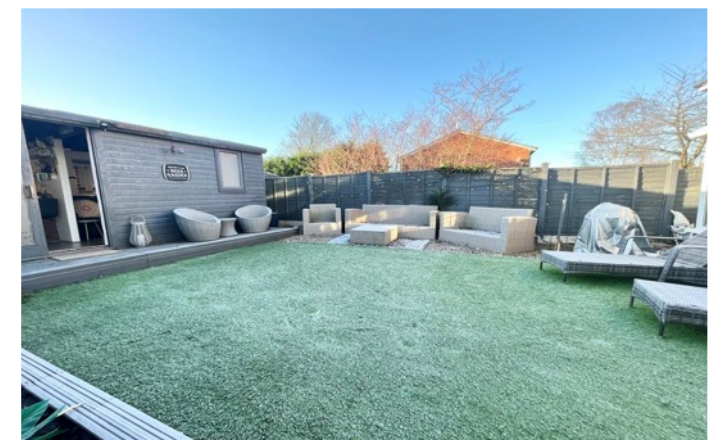
Taylor's

14 Rosemoor Drive, Amblecote, DY5 3NS

*BEAUTIFULLY PRESENTED, ATTRACTIVE-
LY APPOINTED & THOUGHTFULLY EN-
LARGED, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Hallway
 - Attractive Sitting Room - 13' 5" x 13' 4" (4.09m x 4.06m)
- Modern Well Fitted Kitchen Diner - 13' 5" x 9' 2" (4.09m x 2.79m)
 - Guests Cloakroom
 - Office / Dining Space* - 13' 2" x 6' 7" (4.01m x 2.01m)
- *Please note that this Office / Dining Space was the previous Garage & the current vendor clients are not aware if it has been converted & passed with current Building Regulations. Any potential buyer may wish to check this with their legal conveyancing solicitor.
- Conservatory - 11' 9" x 10' 4" (3.58m x 3.15m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 8" x 9' 5" (4.16m x 2.87m)
 - Bedroom 2 - 9' 3" x 6' 8" (2.82m x 2.03m)
- Well Appointed House Bathroom - 6' 2" x 5' 4" (1.88m x 1.62m)
 - OUTSIDE
 - Driveway
 - Astro Turf Rear Garden
 - Outbuilding / Bar / Home Office
- 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.



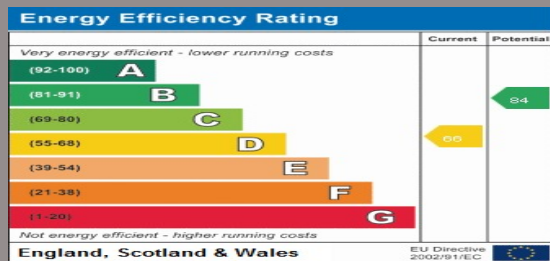
This BEAUTIFULLY PRESENTED, ATTRACTIVELY APPOINTED & THOUGHTFULLY ENLARGED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is delightfully situated within this SOUGHT AFTER RESIDENTIAL LOCATION and furthermore encompasses a VERY WELL PROPORTIONED & IMMACULATELY MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the MORE DISCERNING FIRST TIME BUYERS looking to get onto the property ladder. This LOVELY, DOUBLE GLAZED & GAS CENTRALLY HEATED PROPERTY has a WONDERFUL RANGE of SOUGHT AFTER SCHOOLING, TRANSPORT LINKS & LOCAL AMENITIES within close proximity and in brief comprises: Entrance Hall, Attractive Sitting Room, Modern Well Fitted Kitchen with Dining Area, Guests Cloakroom, Office / Dining Space, Delightful Conservatory, Landing, Two Good Sized Bedrooms & Well Appointed White Suite Bathroom. Furthermore with Driveway, SUPERB OUTBUILDING / BAR / HOME OFFICE and BEAUTIFULLY LANDSCAPED ASTRO TURF Rear Garden. Tenure: Freehold. EPC: D/ Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultra-fast broadband is available at this property. Construction: Brick with Pitched Tiled Roof.

BHS9939

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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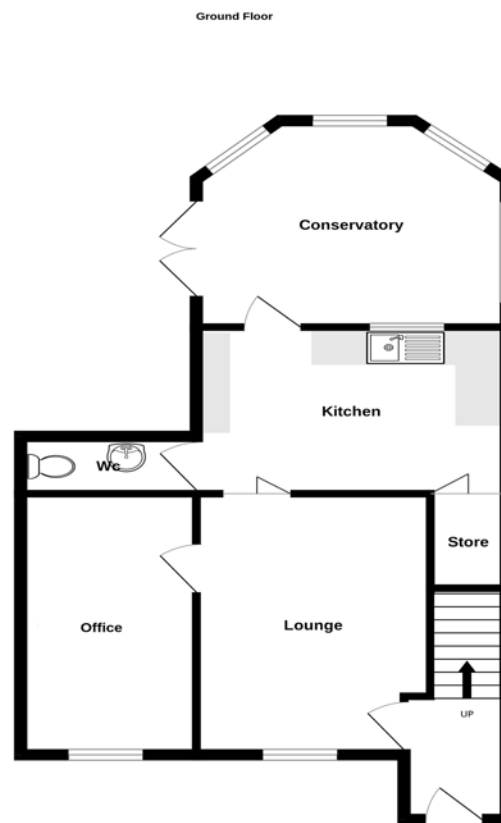
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