



OAKHILL DRIVE, AMBLECOTE  
BRIERLEY HILL DY5 3PP

**Taylor's**



# OAKHILL DRIVE AMBLECOTE, BRIERLEY HILL DY5 3PP

## THOUGHTFULLY EXTENDED, FIVE BEDROOM, DETACHED FAMILY HOME

### GROUND FLOOR

RECEPTION HALL

GUESTS CLOAKROOM

SITTING ROOM - 17' 9" x 13' 8" (5.41m x 4.16m)

Measured at widest points

DINING ROOM - 10' 1" x 7' 10" (3.07m x 2.39m)

FAMILY ROOM AREA - 10' 1" x 8' 6" (3.07m x 2.59m)

PLAY ROOM - 10' 6" x 9' 8" (3.20m x 2.94m)

BREAKFAST KITCHEN - 21' 6" x 7' 6" (6.55m x 2.28m)

Measured at widest points

### FIRST FLOOR

LANDING

BEDROOM ONE - 12' 0" x 11' 4" (3.65m x 3.45m)

Measured at widest points

BEDROOM TWO - 11' 5" x 9' 8" (3.48m x 2.94m)

Measured at widest points

BEDROOM THREE - 13' 9" x 7' 7" (4.19m x 2.31m)

Measured at widest points

BEDROOM FOUR - 13' 9" x 7' 7" (4.19m x 2.31m)

Measured at widest points

BEDROOM FIVE - 8' 9" x 7' 9" (2.66m x 2.36m)

SHOWER ROOM - 6' 10" x 6' 2" (2.08m x 1.88m)

### OUTSIDE

GARAGE - 19' 1" x 8' 2" (5.81m x 2.49m)

Measured at widest points

**\*ALL MEASUREMENTS TAKEN AT WIDEST  
AVAILABLE POINTS\***

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Located in this now-established address, not far from popular schools, this THOUGHTFULLY EXTENDED, FIVE BEDROOM, DETACHED FAMILY HOME offers a versatile layout with gas central heating and double glazing, to comprise: Reception Hall, Guests Cloakroom, Sitting Room, Dining Room, Family Room Area, Playroom, Ground Floor Bathroom, Breakfast Kitchen, Landing, FIVE Bedrooms and Shower Room. Fore Garden, Drive to Garage and with an Enclosed Rear Garden. Tenure: Freehold. Construction: Standard. Services: All Mains and SOLAR PANELS. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band D. EPC B.

**TASB9163**

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>	86	88
(69-80)		
<b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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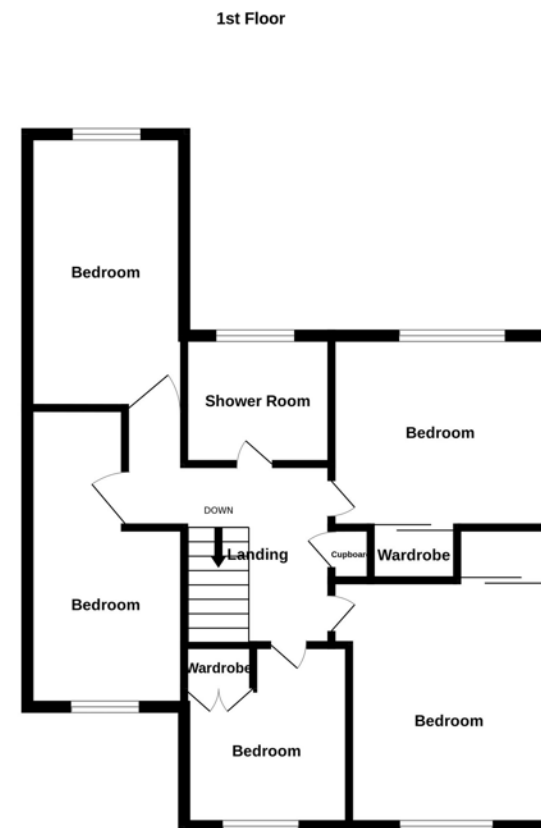
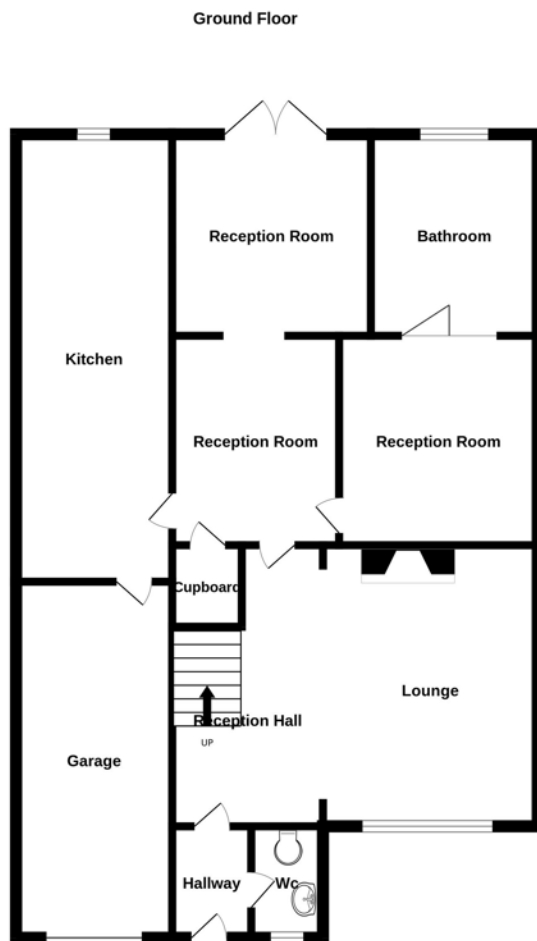
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