



Taylor's

Blithe Close, AMBLECOTE, Stourbridge DY8 4LX

Guide Price £200,000

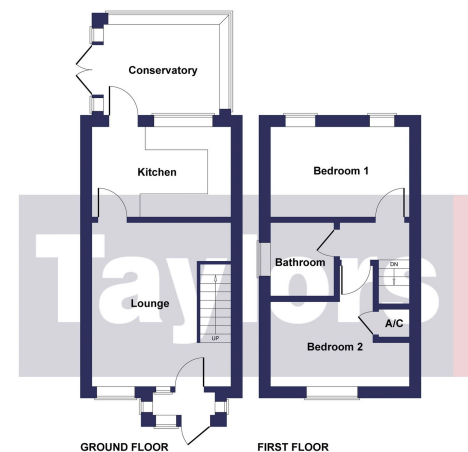
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- AN EXTENDED TWO BEDROOM SEMI-DETACHED HOME
- MODERN FITTED KITCHEN OPENING OUT TO CONSERVATORY
- TWO GOOD BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SOUGHT-AFTER AMBLECOTE CUL-DE-SAC ADDRESS
- PLEASANT REAR GARDEN
- DRIVE PARKING SPACE
- CONVENIENT FOR SCHOOLS, SHOPS AND PUBLIC TRANSPORT LINKS



Nestled within a highly sought-after and admired cul-de-sac in Amblecote, this **well-presented and extended two-bedroom semi-detached home** offers an excellent location close to popular local schools, convenient shops, and services in both Stourbridge Town and Merry Hill Shopping Complex, as well as excellent public transport links.





GROUND FLOOR FIRST FLOOR

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 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).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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