



Taylor's

Waterfall Road, AMBLECOTE, Brierley Hill.

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This VERY WELL MAINTAINED & THOUGHTFULLY ENLARGED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE is superbly & pleasantly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of LOCAL AMENITIES & TRANSPORT LINKS close by, and furthermore encompasses a MOST APPEALING & VERY WELL PROPORTIONED layout of accommodation, of which is PERFECTLY SUITED for those wishing to downsize. This WELL ARRANGED & DECEPTIVELY SPACIOUS PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Spacious Sitting Room with Dining Area, Fitted Kitchen, Delightful Double Glazed Conservatory, Two Well Proportioned Bedrooms (Master with Comprehensive Range of Fitted Wardrobes) & Well Appointed Shower Room. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage, Double Glazing, Gas Central Heating (From Recently Installed Ideal Logic Combination Boiler System) & Lovely / Established Rear Garden with nice sized lawn, pleasant borders & initial patio area for alfresco dining.

ROOM DIMENSION

Entrance Hall

Spacious Sitting Room - 5.74m x 3.38m (18'10" x 11'1")

Conservatory - 2.77m x 2.67m (9'1" x 8'9")

(measurements taken at widest available points)

Fitted Kitchen - 2.97m x 2.54m (9'9" x 8'4")

(measurements taken at widest available points)

Bedroom 1 - 3.84m x 2.82m (12'7" x 9'3")

(measurements taken at widest available points)

Bedroom 2 - 2.82m x 2.54m (9'3" x 8'4")

(measurements taken at widest available points)

Well Appointed Shower Room - 2.01m x 1.63m (6'7" x 5'4")

(measurements taken at widest available points)

OUTSIDE

Block Paved Driveway

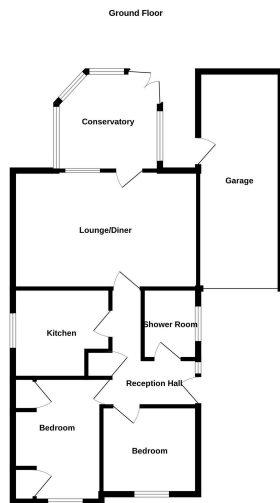
Garage - 5.99m x 2.46m (19'8" x 8'1")

(Measurements taken at widest available points)

Lovely & Established Rear Garden

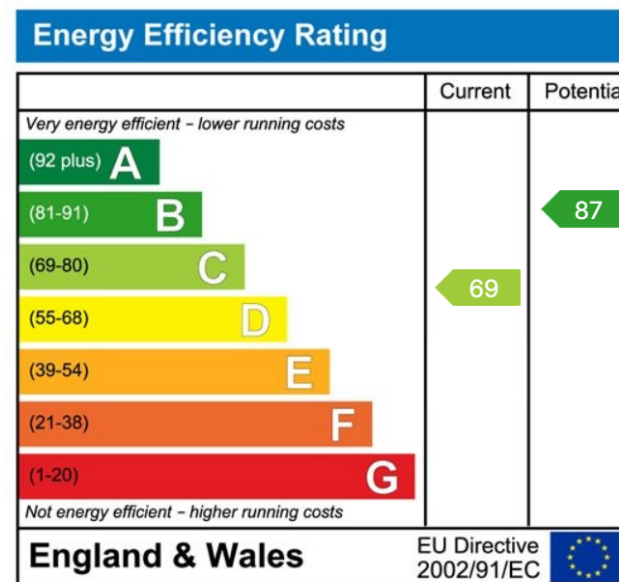
EPC: C. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





Measurements are approximate. They do not constitute a warranty and should not be relied upon.

- VERY WELL MAINTAINED & THOUGHTFULLY ENLARGED, DETACHED BUNGALOW
- TWO WELL PROPORTIONED BEDROOMS
- GOOD SIZED BLOCK PAVED DRIVEWAY & GARAGE
- PERFECT FOR THOSE WISHING TO DOWNSIZE
- EXTENSIVE RANGE OF AMENITIES & TRANSPORT LINKS CLOSE BY
- RECENTLY INSTALLED IDEAL LOGIC COMBINATION BOILER
- DELIGHTFUL CONSERVATORY
- ESTABLISHED & SECLUDED REAR GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPWARD CHAIN



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.