

AP MORGAN



Ambleside Drive, Brierley Hill, Dudley
Asking Price £415,000

Features:

- Spacious detached family home
- Four good sized bedrooms
- Spacious lounge and separate dining room
- Good sized fitted kitchen
- Family bathroom, en-suite and downstairs W.C
- Well maintained garden
- Large driveway and double garage
- EPC- TBC

Description:

This spacious and well presented, four bedroom detached family home is situated on a quiet residential estate in the popular area of Brierley Hill, Dudley. Perfect for those with larger families with plenty of living space and local amenities including shops and schools conveniently located nearby.

Located at the end of a quiet cul-de-sac, upon approach to the property there is a large multi-car driveway which also provides access to the double garage space with electric garage doors. Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with downstairs w.c and doorway leading into the garage; spacious lounge with bay window and double doors leading into the separate dining room; large and bright conservatory with double patio doors leading into the garden; good sized kitchen with integrated appliances including dishwasher, double oven, hob and fridge as well as a side entrance leading into the lean to walkway for ease of access between the driveway and the garden; large first floor landing with airing cupboard; two double bedrooms each with built in wardrobes and the master bedroom benefiting from an en-suite shower room; two single bedrooms and a family bathroom with bath and overhead shower. The property also benefits from solar panels to help with the overall energy efficiency.

The rear garden is a very good size and has been well maintained with a large patio area perfect for outdoor furnishings as well as a lawn with various plants and foliage planted around the edges.

There is also a rear access into the garage.

This property is ideally situated with plenty of shops, restaurants, and other local amenities nearby. For commuters, there are road links to Birmingham, the M5, and Merry Hill, as well as both Stourbridge Junction and Lye train station being relatively short drives away which offer regular trains into Birmingham, Worcester, and London.



Details:

Lounge 16'1" x 13' (4.9m x 3.96m)

Dining Room 11'3" x 8'6" (3.43m x 2.6m)

Kitchen 15' x 8'5" (4.57m x 2.57m)

Conservatory 14'6" x 13'1" (4.42m x 4m)

Bedroom One 13'8" x 10'7" (4.17m x 3.23m)

Bedroom Two 11'1" x 10'3" (3.38m x 3.12m)

Bedroom Three 9'5" x 9'1" (2.87m x 2.77m)

Bedroom Four 8'3" x 7'1" (2.51m x 2.16m)

Bathroom 7'2" x 7'1" (2.18m x 2.16m)

En-suite 6'7" x 5'1" (2m x 1.55m)

W.C 3'11" x 3'2" (1.2m x 0.97m)

Garage 18' x 16'6" (5.49m x 5.03m)

Hallway

Landing



EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

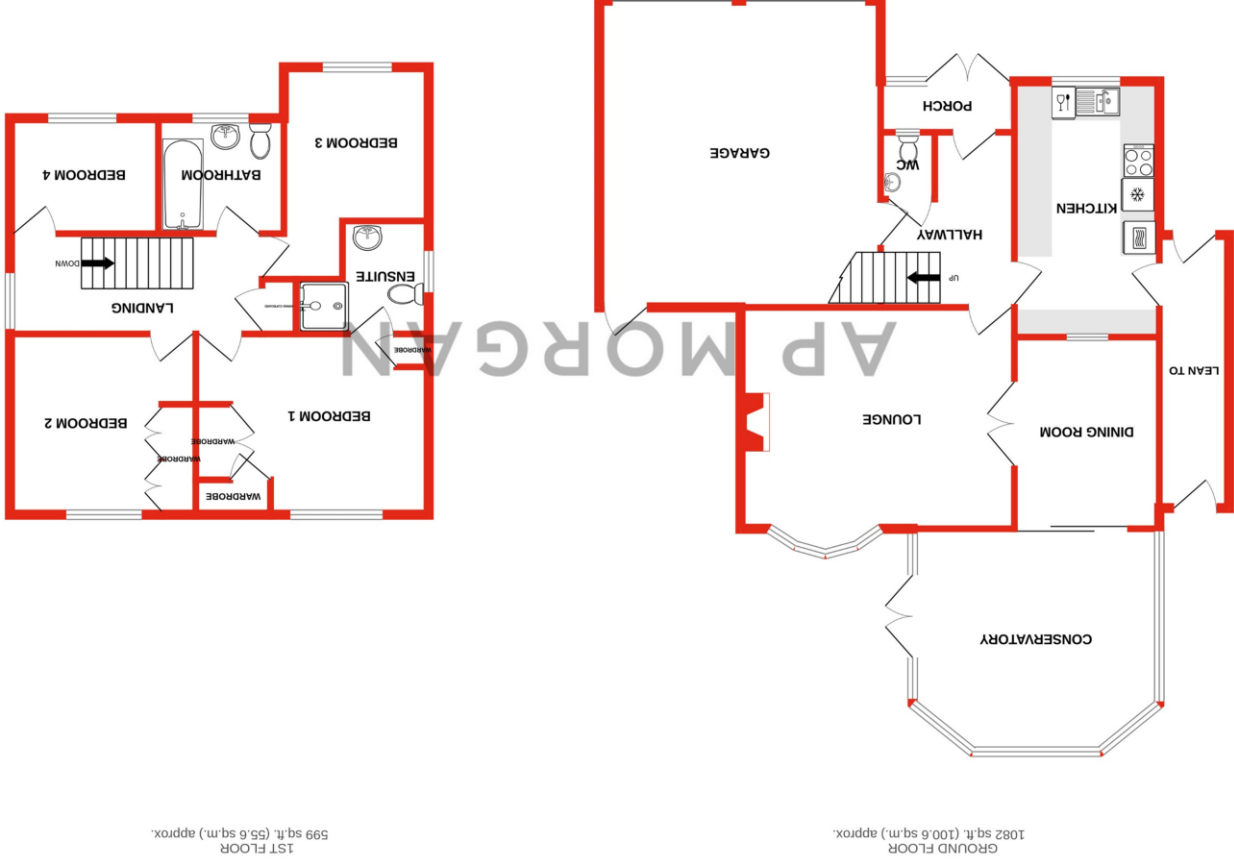
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.

1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.