



**216 Ambleside Road
DY5 2PP**

Offers In The Region Of £250,000

Property Description

Semi detached style property located within the catchment area of Peters Hill primary school. Close to local amenities and offering a short commute to Merry Hill Intu shopping centre.

Comprising two reasonably sized downstairs reception rooms, fitted breakfast kitchen area, utility, store room, integral garage space, upstairs bathroom and three bedrooms.

Also benefiting from a lovely enclosed rear garden and considerable off road parking to the front of the property.

Offering no upward chain. EPC - D / CT Band C

Approach

Considerable private driveway to the front with a small flower bed laid. Access available through to the garage, side access through to utility and front door access also.

Porch

Patio doors to front. Shelving installed with windows to front and side. Door into:

Entrance Hallway

Stairs leading to first floor accommodation. Built in cupboard housing meters and consumer unit. Separate under stairs store available. Doors into front and rear reception rooms and fitted kitchen.

Front Reception Room

3.60m x 3.70m (11'9" x 12'1")

Window to front.



Rear Reception Room

3.63m x 6.07m (11'10" x 19'10")

Sliding door to rear with inner door leading to breakfast area.

Wall mounted electric fire installed.

Fitted Kitchen

2.69m x 5.35m (8'9" x 17'6")

Door into utility room. A range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding cooker and plumbing for a dishwasher.

Opening into a smaller breakfast area with an inner door to the rear reception room and window to rear.

Utility Room

2.66m x 2.15m (8'8" x 7'0")

Low level units installed with counter worktop incorporating: 1 1/2 stainless steel sink and drainer unit. Window to rear and door into rear store with further side access to the rear garden. Access available from the front also and into the:

Rear Store

2.79m x 4.08m (9'1" x 13'4")

Windows to side and rear.

Garage

1.98m x 4.64m (6'5" x 15'2")

Double doors opening to the front and inner double doors opening to the side. Windows to the side also.

Landing

Window to side. Doors to all upstairs rooms. Built in over stairs airing cupboard housing boiler.



Bedroom One

3.60m x 3.88m (11'9" x 12'8")

Window to front.

Bedroom Two

3.63m 3.42m (11'10" 11'2")

Window to rear.

Bedroom Three

2.71m x 2.46m (8'10" x 8'0")

Window to rear. Built in wardrobes.

Bathroom

180m x 1.80m (590'6" x 5'10")

Window to front. Three piece bathroom suite comprising of; low level flush WC, pedestal wash hand basin and bath with mains fed shower unit over.

Rear of Property

Slabbed patio area on entry with a raised lawned area. Steps leading down to the main garden mainly laid to lawn with matured shrubbery and trees on its borders.

Freehold

We are advised by the vendor that the property is freehold.

Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION**

REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate branch for advice or confirmation on any points. **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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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