



**EGGINGTON ROAD,
WOLLASTON, STOURBRIDGE DY8 4QJ**

Taylor's



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Located upon **ONE OF WOLLASTON'S MOST PREMIER** and **HIGHLY SOUGHT-AFTER ADDRESS'S**, whilst further **TRULY CONVENIENT** for **SUPERB LOCAL SCHOOLS** (both Primary and Secondary), **PUBLIC TRANSPORT LINKS** (such as bus) and **NEARBY WOLLASTON HIGH STREET** which hosts a **TREMENDOUS RANGE OF SHOPS/SERVICES**, stands this **DECEPTIVELY SPACIOUS, MODERN-STYLE THREE BEDROOM DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway having understairs storage and w/c off, kitchen, full-width lounge, conservatory, first floor landing, three good bedrooms and modern shower room. To the front aspect stands a **TARMAC DRIVEWAY** providing **VEHICULAR PARKING** leading to an **INTEGRAL SINGLE GARAGE**, with to the rear a **MOST PRIVATE** and **GENEROUS GARDEN SPACE**. An internal viewing is **ESSENTIAL** and to do so please do not hesitate to contact **Taylors Estate Agents STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **E**. EPC **D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 13' 1" (max) x 5' 10" (max)

Having an obscure glazed front door with an adjoining obscure glazed window unit, a gas central heating radiator, understairs cupboard storage, stairs with balustrade to first floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation.

KITCHEN 10' 9" (max) x 9' 3" (max)

Entered through a door from the entrance hallway well furnished with a shaker style kitchen arrangement. At floor level a good range of base units having both drawer and cupboard storage and a gas central heating radiator. Surmounted on top are roll edged work tops having inset four point gas hob combination and inset sink with drainer and mixer tap. At eye-level there are a good range of both larder style and wall mounted cupboard units further housing fridge freezer combination, integrated oven and grill combination, splashback tiling, extractor fan, UPVC double glazed window unit to front aspect, ceiling lighting and a door to the integral garage (later detailed).

LOUNGE 18' 2" (max) x 12' 4" (max)

Entered through a door from the entrance hallway having a feature fireplace with stone hearth and wood mantle, a gas central heating radiator, UPVC double glazed style window unit to conservatory aspect, UPVC double glazed patio door to conservatory aspect and ceiling lighting.



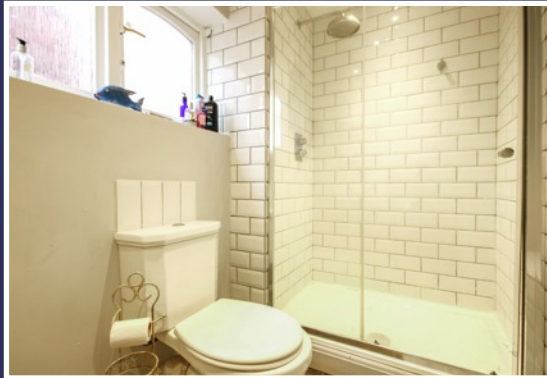
INTEGRAL SINGLE GARAGE 17' 0" (max) x 8' 4" (max)

Having a manual up-and-over garage front door, base units, work tops, space and plumbing for washing machine, wall mounted cupboard units, ceiling lighting and a door to the kitchen.

REAR GARDEN

A truly private and generous open space which predominantly features a lush lawn area together with some mature trees and potting borders for flowers and shrubs. It is a space to be enjoyed by all.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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CONSERVATORY 13' 9" (max) x 7' 3" (max)

Having multiple UPVC double glazed window units to garden aspect, a gas central heating radiator and a double glazed door to the garden aspect.

GROUND FLOOR WC

Entered through a door from the entrance hallway having a pedestal toilet, wall mounted wash hand basin with mixer tap, extractor fan, floor tiling, splashback tiling and ceiling lighting.

FIRST FLOOR

LANDING 10' 8" (max) x 8' 9" (max)

Accessed via stairs with balustrade from the entrance hallway having ceiling lighting, an obscure glazed window unit to side aspect, loft hatch to loft space and doors to all first floor accommodation.

BEDROOM ONE 15' 7" (max) x 10' 9" (max)

Entered through a door from the landing having a gas central heating radiator, two UPVC double glazed window units to front aspect and ceiling lighting.

BEDROOM TWO 12' 4" (max) x 7' 6" (max)

Entered through a door from the landing having a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

BEDROOM THREE 9' 5" (max) x 7' 7" (max)

Entered through a door from the landing having a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

SHOWER ROOM 9' 3" (max) x 5' 9" (max)

Entered through a door from the landing beautifully appointed with a three piece shower suite arrangement consisting of fitted shower with shower tray and sliding shower screen door, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas central heating radiator, wall tiling, an obscure glazed window unit to side aspect and ceiling lighting.

OUTSIDE

Situated within one of Wollaston's most premier and highly sought after addresses further truly convenient for superb local schools, public transport links and nearby Wollaston High Street. On approach the property greets you with a tarmac driveway, small front garden housing mature shrubs which then leads up to the front elevation of the dwelling and together to the integral garage facility.

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 himself 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 in relation to this property.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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.** Taylors 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.

VIEWING

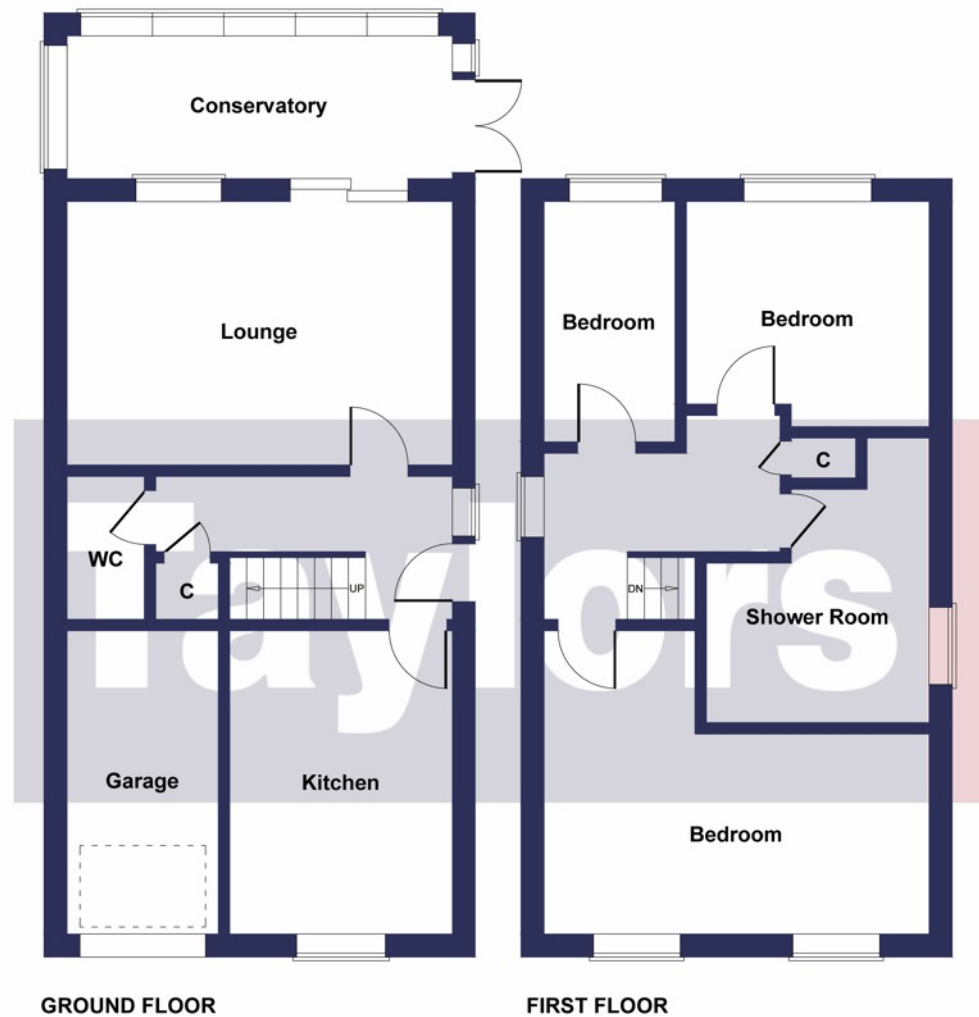
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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 Taylors 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 Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

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).



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