



**VICARAGE ROAD,
WOLLASTON, STOURBRIDGE DY8 4NS**

Taylor's

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SET BACK BEYOND A TARMAC DRIVEWAY upon this **MOST POPULAR** and **TRULY DESIRABLE WOLLASTON ADDRESS**, further convenient for **SHOPS/SERVICES** located within **WOLLASTON VILLAGE**, **PUBLIC TRANSPORT LINKS** (such as bus), **SUPERB LOCAL SCHOOLS** (both Primary and Secondary) and **NEARBY COUNTRYSIDE/CANAL SIDE WALKS** stands this **EXTENDED** and **MUCH-IMPROVED THREE BEDROOM SEMI-DETACHED HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hallway, through lounge diner with bay-window, L-shaped dining kitchen, first floor landing, three bedrooms and bathroom. To the rear stands a **DELIGHTFULLY LANDSCAPED** and **SUNNY ASPECT GARDEN SPACE** having both **LAWN AREA** and **PATIO AREA** ideal for 'alfresco dining'. To arrange a viewing at the **EARLIEST CONVENIENCE**, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with rendering and tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **C**. EPC **D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 13' 1" (max) x 6' 1" (max)

Having an obscure composite double glazed front door with adjoining obscure double glazed panels, stairs to first floor accommodation (later detailed), a gas central heating radiator, understairs storage, ceiling lighting and doors to all ground floor accommodation.

LOUNGE DINER 25' 5" (max) x 10' 9" (max)

Entered through a door from the entrance hallway providing an open plan style full length lounge diner facility. To the front portion there is a walk-in style, UPVC double glazed bay window to the front aspect, a feature real wood log burner with stone hearth and wood mantle, a gas central heating radiator and ceiling lighting. To the rear aspect of the reception room there is further a gas central heating radiator, wall and ceiling lighting, space for a real wood log burner, stone hearth and wood mantle, glazed door to kitchen diner with adjoining glazed units to kitchen diner.

KITCHEN DINER 16' 6" (max) x 15' 3" (max)

Entered through a door from the entrance hallway while furnished with a gloss white kitchen arrangement and further providing a dedicated seating area for dining.



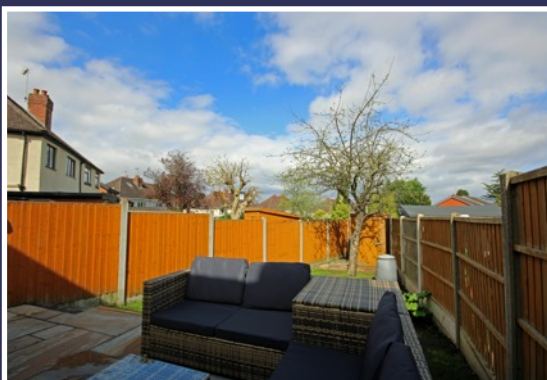
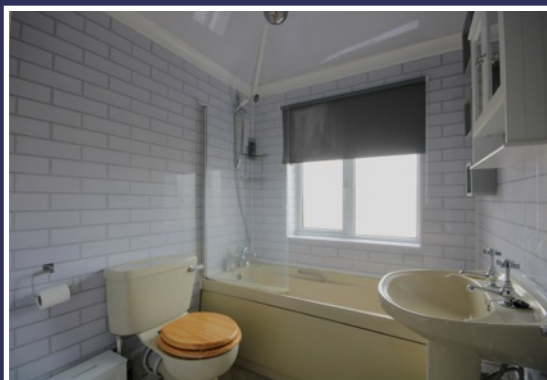
OUTSIDE

The property is set back beyond a tarmac drive within a popular and truly desirable Wollaston address. On approach the property provides ample off-road parking facility, an attractive front elevation and further pedestrian gate to side elevation to;

GARDEN

Located to the rear is a delightfully landscaped and sunny aspect garden space which provides both lawn and patio areas making it not only ideal for playing in but further providing space for entertaining with the likes of alfresco dining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(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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At floor level there are a great range of base units having both drawer and cupboard storage, integrated oven and grill, space and plumbing for washing machine and further space for fridge and freezer. Surmounted on top roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level splashback surround, work top upstand, a great range of wall and larder style mounted cupboard units, extractor fan, UPVC double glazed window unit to garden aspect, , UPVC double glazed French doors to garden aspect, UPVC double glazed window unit to side aspect and ceiling lighting.

FIRST FLOOR

LANDING 8' 0" (max) x 6' 2" (max)

Accessed via stairs from the entrance hallway having UPVC double glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13' 4" (max) x 8' 9" (max) to wardrobes

Entered through a door from the landing having feature walk-in UPVC double glazed bay window to front aspect, built-in wardrobes, ceiling lighting and a gas central heating radiator.

BEDROOM TWO 11' 6" (max) x 8' 9" (max) to wardrobes

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

BEDROOM THREE 7' 7" (max) x 6' 5" (max)

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

BATHROOM 6' 5" (max) x 6' 0" (max)

Entered through a sliding door from the landing appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, shower screen and fitted bath panel, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, wall tiling, towel rail, obscure UPVC double glazed window to garden aspect and ceiling lighting.

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

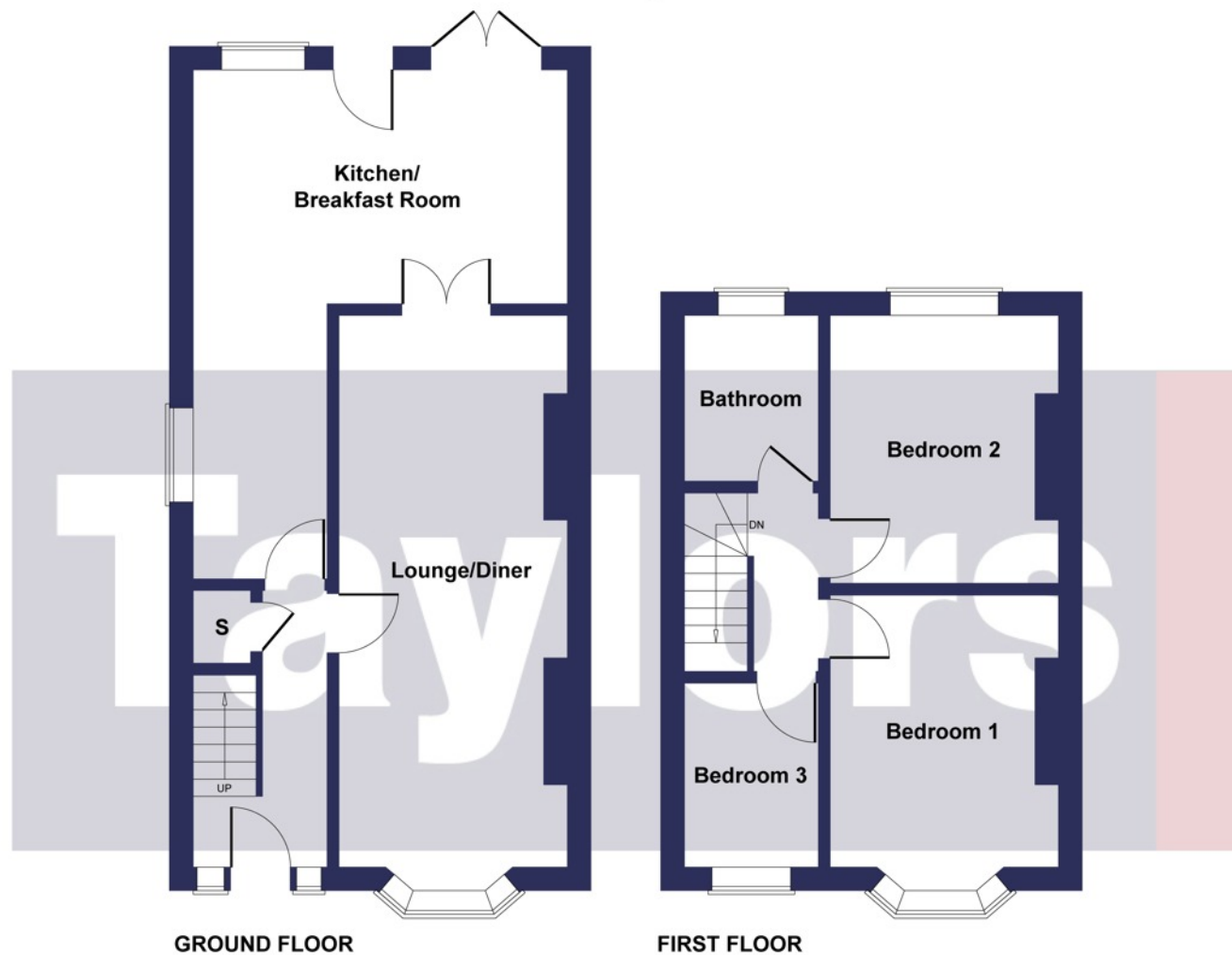
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

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.



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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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