OLDNALL ROAD WOLLESCOTE, STOURBRIDGE DY9 8XQ





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DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

GROUND FLOOR ENTRANCE HALLWAY - 11' 6" x 5' 8" (3.50m x 1.73m) GUEST W/C LOUNGE - 16' 1" x 10' 9" (4.90m x 3.27m) DINING ROOM - 11' 6" x 10' 1" (3.50m x 3.07m) BREAKFAST KITCHEN - 16' 1" x 8' 8" (4.90m x 2.64m)

FIRST FLOOR

FIRST FLOOR LANDING - 11' 9" x 2' 8" (3.58m x 0.81m) BEDROOM ONE - 12' 0" x 11' 0" (3.65m x 3.35m) BEDROOM TWO - 13' 0" x 8' 10" (3.96m x 2.69m) BEDROOM THREE - 10' 10" x 8' 8" (3.30m x 2.64m) BEDROOM FOUR - 12' 1" x 6' 0" (3.68m x 1.83m) SHOWER ROOM - 7' 10" x 6' 8" (2.39m x 2.03m)

> OUTSIDE GARAGE - 16' 0'' x 8' 2'' (4.87m x 2.49m)

ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.







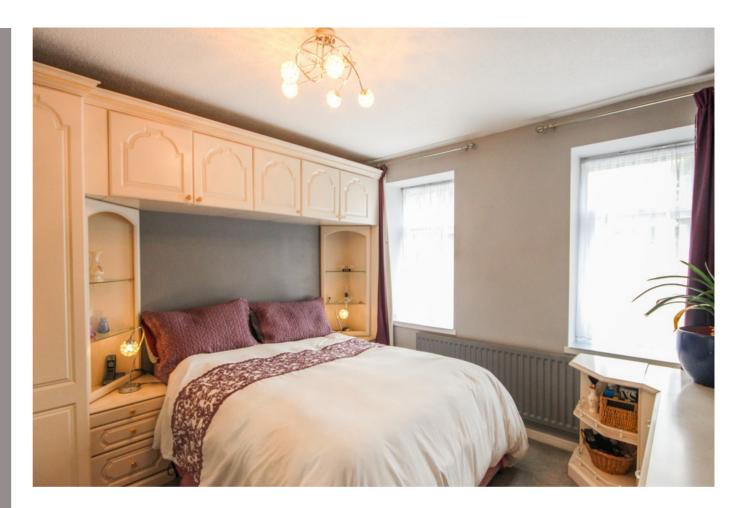
Gently elevated and set back beyond a TRULY GENEROUS TARMAC DRIVEWAY stands this WELL-PLANNED, IMMACULATE and DECEPTIVELY SPACIOUS FOUR BEDROOM

DETACHED FAMILY HOME. Holding a PROMINENT POSITION on this MOST POPULAR WOLLESCOTE ADDRESS, it provides EASY ACCESS to nearby COMMUTER LINKS (Stourbridge Junction and M5), CATCHMENT FOR GREAT SCHOOLS and links to IDYLLIC LOCAL PARKS (such as Stevens Park), thus ideal for any discerning purchaser and/or family! Planned over two floors, the accommodation has DOUBLE GLAZING. GAS CENTRAL HEATING and comprises in brief; Entrance hallway with guest w/c off, formal lounge, formal dining room, re-fitted modern breakfast kitchen, first floor landing, FOUR GOOD BEDROOMS and modern shower room. Moreover, the property BOASTS a DETACHED GARAGE FACILITY and to the rear the most PLEASANT, SUNNY ASPECT and PRIVATE GARDEN RETREAT ideal for playing and entertaining with the likes of 'al fresco dining'. This DETACHED FAMILY HOME presents a SUPERB OPPORTUNITY TO PURCHASE and to arrange a viewing please contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Standard. Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low. Council Tax Band E. EPC D.

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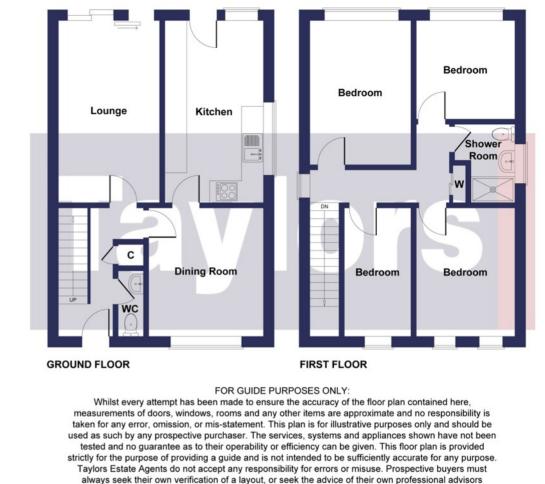
MISREPRESENTATION ACT 1967

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.









(surveyor or solicitor).

IMPORTANT NOTICES AND DISCLAIMERS: 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. ENERGY PERFORMANCE CERTIFICATE (EPC): a full version can be supplied from any of our offices - free from any charge. 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. 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. 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 bave 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 werification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: 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