



**PEDMORE ROAD,
LYE, STOURBRIDGE DY9 7DZ**



Taylor's

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****LANDLORDS ONLY**** Situated upon a **WELL-RECOGNISED** and **POPULAR** address in **LYE**, convenient for **GREAT LOCAL SCHOOLS, PUBLIC TRANSPORT LINKS** and nearby **HIGH STREETS**, stands this **DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, spacious bay-fronted lounge diner, kitchen, first floor landing, two double bedrooms and bathroom. **OFF-ROAD PARKING** provided by a **BLOCK-PAVED DRIVE** sits to the front, with to the rear a **LOW MAINTENANCE REAR GARDEN**. To note, the property is currently tenanted and achieves a monthly rental of **£625.00 PCM** (per calendar month). To view, please do not hesitate to contact Taylor's 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 **A**. EPC **D**.



The accommodation is set over two floors and comprises;

OUTSIDE

GROUND FLOOR

The property lies within a recognised and popular address in Lye convenient for local schools, transport links and nearby local high streets. On approach the property greets you with a block paved drive providing off-road parking for a vehicle which leads to the front elevation to the side accessed door leading to:

ENTRANCE HALLWAY

Having an obscure double glazed composite front door, a gas central heating radiator, ceiling lighting, stairs to first floor accommodation (later detailed), door to lounge diner.

REAR GARDEN

Found to the rear of the property is low maintenance in style being predominantly block paved together with a small patch of astro turf lawn area. There is a private aspect from the rear and is an area suitable for those who enjoy entertaining such as al fresco dining.

LOUNGE DINER 24' 3" (max) x 15' 3" (max)

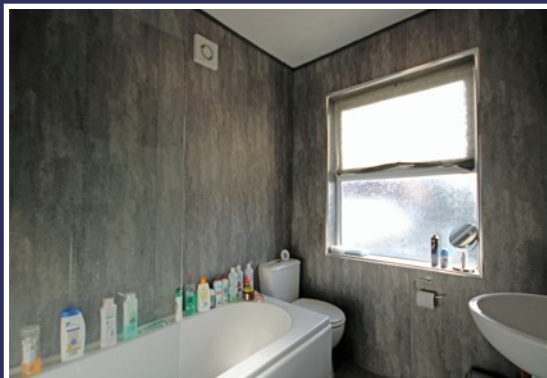
Entered through a door from the entrance hallway having a feature "bay style" UPVC double glazed window unit to front aspect, a feature fire with tile hearth surround and wood mantle, a gas central heating radiator, two built-in cupboard stores (one containing plumbing for a wash hand basin with hot and cold tap combination), ceiling lighting, a UPVC double glazed French door to garden aspect and a door to the kitchen.

KITCHEN 7' 7" (max) x 5' 8" (max)

Entered through a door from the lounge diner. At floor level a range of base units having both drawer and cupboard storage, integrated oven and plumbing for washing machine.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level there is splashback tiling, a range of wall mounted cupboard units, space for a larder style fridge freezer combination, extractor fan, UPVC double glazed window unit to garden aspect, a UPVC double glazed French door to garden aspect, wall mounted boiler, a gas central heating radiator and ceiling lighting.

FIRST FLOOR

LANDING 6' 1" (max) x 4' 0" (max)

Accessed via stairs from the entrance hallway having a stained glass window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 15' 4" (max) x 11' 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 11' 9" (max) x 8' 9" (max)

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

BATHROOM 7' 4" (max) x 5' 9" (max)

Entered through a door from the landing and appointed with a three piece bathroom suite consisting of a fitted bath with over head shower, shower screen and fitted bath panel, a pedestal toilet, a pedestal wash hand basin with mixer tap, a gas centrally heated towel rail, an extractor fan, an obscure UPVC double glazed window unit 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.

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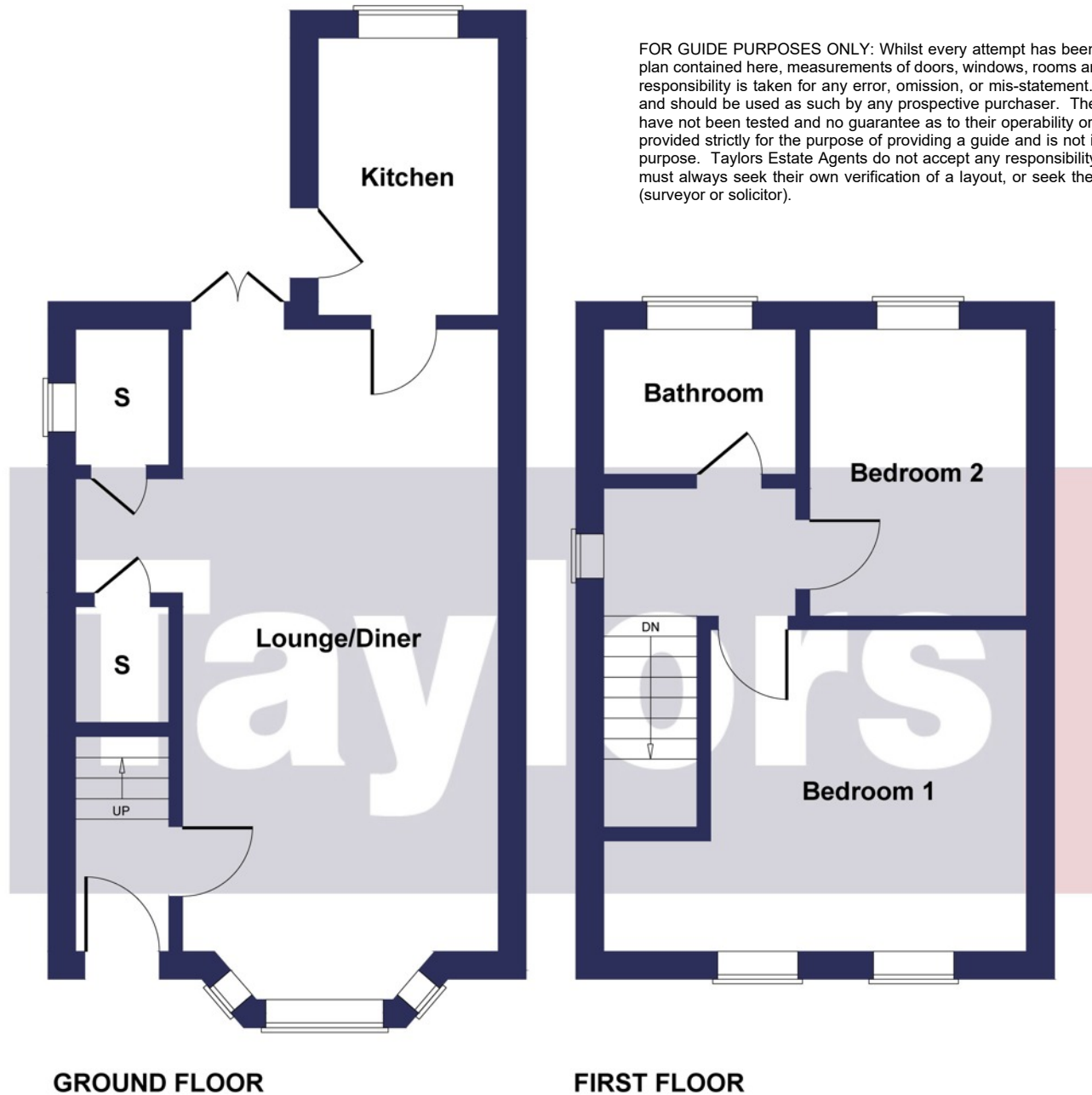
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MISREPRESENTATION ACT 1967

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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).



GROUND FLOOR

FIRST FLOOR



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

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