



**CECIL STREET, OLD QUARTER,
STOURBRIDGE DY8 1XQ**



Taylor's

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Enjoying a wide **CORNER SETTING** in this established Old Quarter address, close to town amenities, this **EXTENDED AND IMPROVED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** affords a layout with gas central heating and double glazing to comprise: Reception Hall, Sitting Room, **ENLARGED DINING ROOM AREA**, Kitchen **EXTENSION**, Landing, Three Bedrooms and Shower Room. **Wide BLOCK PAVED DRIVEWAY**, Garage and with an Enclosed Rear Garden including Outbuildings/wc. Available for sale with **NO UPWARD CHAIN**. Council Tax Band C.

In further detail;

GROUND FLOOR

A UPVC front entrance door with inset obscure double glazing and with an adjoining UPVC obscure double glazed panel, opens to the;

RECEPTION HALL

Which extends 15 ft in length and has the stairs rising to the first floor accommodation (later mentioned). Central heating radiator, ceiling light point and with doors leading off;

SITTING ROOM 12' 9" x 10' 5"

With a UPVC double glazed bow window to the front and further with a feature fireplace having a gently raised and projecting hearth together with a prominent "traditionally styled" gas fire. In addition there is coving to the ceiling, ceiling light point, and an open approach which extends into the;

EXTENDED DINING ROOM AREA 16' 8" x 8' 4"

With a UPVC double glazed window to the rear and UPVC double glazed sliding patio doors opening to the rear garden. Being **OPEN PLAN** this is an ideal space for entertaining and one which includes a central heating radiator. Coving to the ceiling, door which returns to the reception hall, versatile cloaks cupboard, and with a square paned glazed door to;

KITCHEN EXTENSION 17' 2" x 12' 0" (when measured at widest points)

Of an "irregular shape" with a UPVC double glazed window to the front and with a UPVC part obscure double glazed door to the rear.

OUTSIDE

The property favours a **CORNER POSITION** with Green Street/Bowling Green Road, with a low level wall forming a surround to the broad frontage, which has an opening to a **BLOCK PAVED DRIVEWAY** which affords ample vehicular parking space and an approach to the property's front entrance. In addition there is a lawned garden and an approach to the;

GARAGE 16' 7" x 8' 2"

With an up-and-over, concrete floor, ceiling light point and side pedestrian door.

REAR GARDEN

With a patio extending to a level lawn, greenhouse and timber fencing. There are also **USEFUL OUTBUILDINGS** including a garden cloakroom/WC.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Furnished with a range of moulded white cupboard fronted units with a light grey effect trim, the base cupboards and drawers are surmounted by work surfaces and include an inset stainless steel sink with drainer. Complementary splashback tiling forms a surround to the work surfaces and continues to the cooker position which has a concealed cooker hood above. Range of wall mounted cupboards, suitable space and plumbing for an automatic washing machine, space for a fridge/freezer, fitted breakfast bar, central heating radiator, wall mounted Worcester BOSCH self-condensing combination boiler system and with a ceiling light point.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

LANDING

With a UPVC obscure double glazed window to the side, ceiling light point and with doors leading off;

BEDROOM ONE 10' 9" x 10' 5"

With a UPVC double glazed window to the rear, fitted double wardrobes either side of a chest of drawers, and with overhead cupboard storage. Central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM TWO 10' 2" x 10' 5" (when measured at widest points)
With a UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM THREE 7' 2" x 7' 0"
With a UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling light point.

SHOWER ROOM 6' 0" x 5' 6"
With a UPVC double glazed window to the rear and appointed with a white suite to include a shower enclosure with fixed head and hand held shower within, and with complementary tiling. In addition there is a trough styled hand wash basin which is recessed into a vanity unit and a low level WC. Central heating radiator, extractor fan and ceiling light point.

LINEN CUPBOARD

Provides for general purpose storage.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

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.

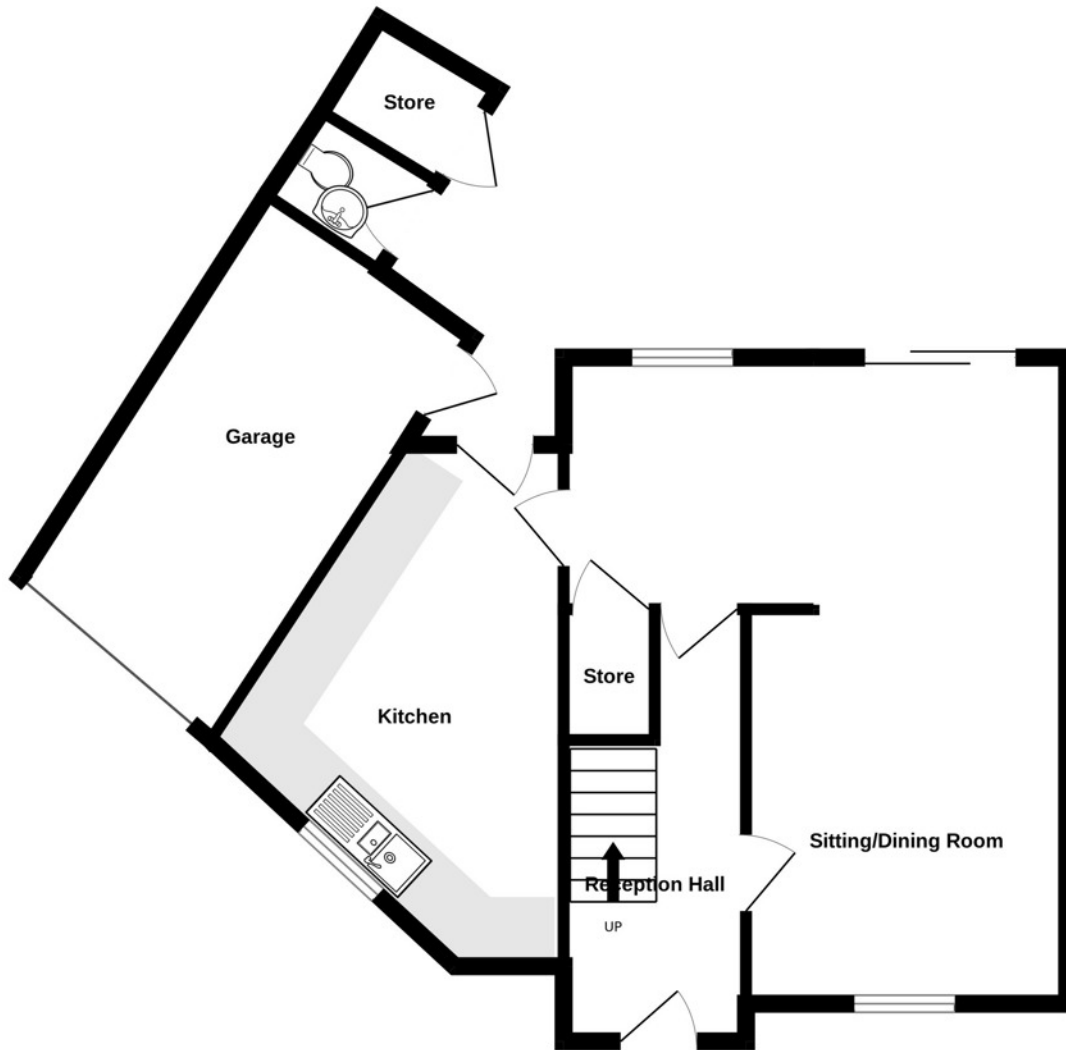
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

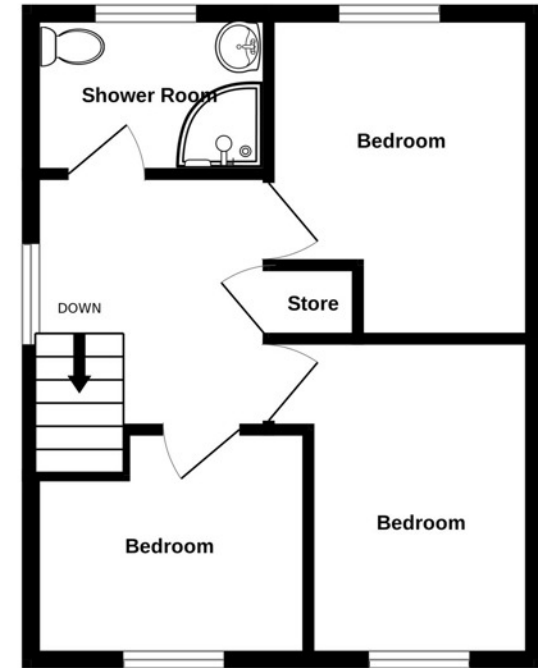
MISREPRESENTATION ACT 1967

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Ground Floor



1st 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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