



**WOLVERLEY AVENUE,
WOLLASTON, STOURBRIDGE DY8 3PJ**

Taylor's



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AVAILABLE WITH NO UPWARD CHAIN, set within a **TRULY SOUGHT-AFTER** and **DESIRABLE CUL-DE-SAC** stands this **EXTENDED, DECEPTIVELY SPACIOUS** and **ATTRACTIVE TWO/THREE BEDROOM DETACHED BUNGALOW**. Located on the **FRINGES OF WOLLASTON VILLAGE**, it is **TRULY CONVENIENT** for **LOCAL SHOPS/SERVICES** within the village, **PUBLIC TRANSPORT LINKS** (such as Bus) and **COUNTRYSIDE WALKS** over Stourton and neighboring fields. Further boasting **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Welcoming entrance hallway with double doors to formal lounge, kitchen, three generous bedrooms (3rd bedroom inter-connecting from bedroom two) and spacious shower room. A **TARMAC DRIVE** with adjoining **PRETTY GARDEN AREA** adorns the front leading to a **SINGLE GARAGE FACILITY** (with w/c off), and to the rear a **PRIVATE, SUNNY GARDEN SPACE** with both **LAWN** and **PATIO AREAS** ideal for relaxing and enjoying 'alfresco dining'. An internal inspection is **ESSENTIAL** to fully appreciate the accommodation and to do so please 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 D. EPC C.**



The accommodation is set over a singular level and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 10' 4" (max) x 8' 8" (max)
Having an obscure UPVC double glazed front door, a gas central heating radiator, built-in cupboard storage, UPVC double glazed bay aspect window unit, ceiling lighting, a door to the kitchen and further double doors to the lounge.

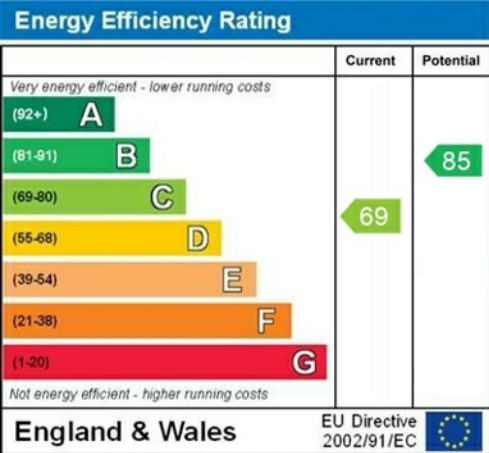
LOUNGE 18' 5" (max) x 12' 4" (max)
Having double doors from the spacious entrance hallway, further with a gas central heating radiator, UPVC double glazed bay aspect window unit, feature fireplace having surround, hearth and mantle and further wall and ceiling lighting.

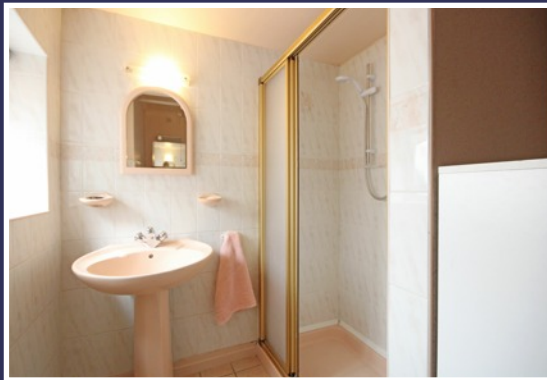
KITCHEN 12' 3" (max) x 7' 6" (max)
Entered through a door from the entrance hallway. At floor level there are a good range of base units having both drawer and cupboard storage, further with plumbing for integrated washing machine. Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level there are a great range of both wall mounted and larder style cupboard units housing integrated oven and grill combination, integrated fridge and freezer combination, extractor fan, splashback tiling, UPVC double glazed window unit, UPVC double glazed French door to the garage and ceiling lighting.



WC
Entered through a door from the garage having pedestal toilet, ceiling lighting and an obscure window to the garden.

REAR GARDEN
A truly private space which further benefits from a sunny aspect and further provides both lawn and patio areas. The adjoining borders are well planted with lavish plants and shrubs and it is a truly peaceful space to be enjoyed by all.





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INTERNAL HALLWAY

Entered through a door from the lounge having doors to further bungalow accommodation, loft hatch to loft space, built-in cupboard storage and ceiling lighting.

BEDROOM ONE 11' 5" (max) x 11' 0" (max)

Entered through a door from the internal hallway having a gas central heating radiator, fitted wardrobes, UPVC double glazed window unit and ceiling lighting.

BEDROOM TWO 13' 8" (max) x 9' 7" (max)

Entered through a door from the internal hallway having a gas central heating radiator, double glazed patio doors to the garden and ceiling lighting.

BEDROOM THREE 13' 0" (max) x 8' 5" (max)

Entered through a door from bedroom two having a gas central heating radiator, fitted wardrobes with dresser arrangement, UPVC double glazed window unit and ceiling lighting.

SHOWER ROOM 12' 2" (max) x 6' 0" (max)

Entered through a door from the internal hallway appointed with a four piece shower suite arrangement consisting of fitted shower, with shower tray and sliding shower screen door, pedestal toilet, pedestal wash hand basin with mixer tap, wall mounted bidet, a gas central heating radiator, both floor and wall tiling, ceiling lighting and an obscure glazed unit into the garage.

OUTSIDE

This extended detached dwelling sits within a truly sought after and desirable cul-de-sac address of Wollaston. On approach the property is attractively styled and further greets you with a tarmac drive providing off-road parking and pretty front garden space with lawn and pretty mature shrubs and small trees. Further leading up to the front elevation the property boasts;

GARAGE 21' 3" (max) x 8' 8" (max)

Having pedestrian style double front access doors, an obscure UPVC double glazed door to the garden, UPVC double glazed door to the kitchen and further a rear door to a WC facility.

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

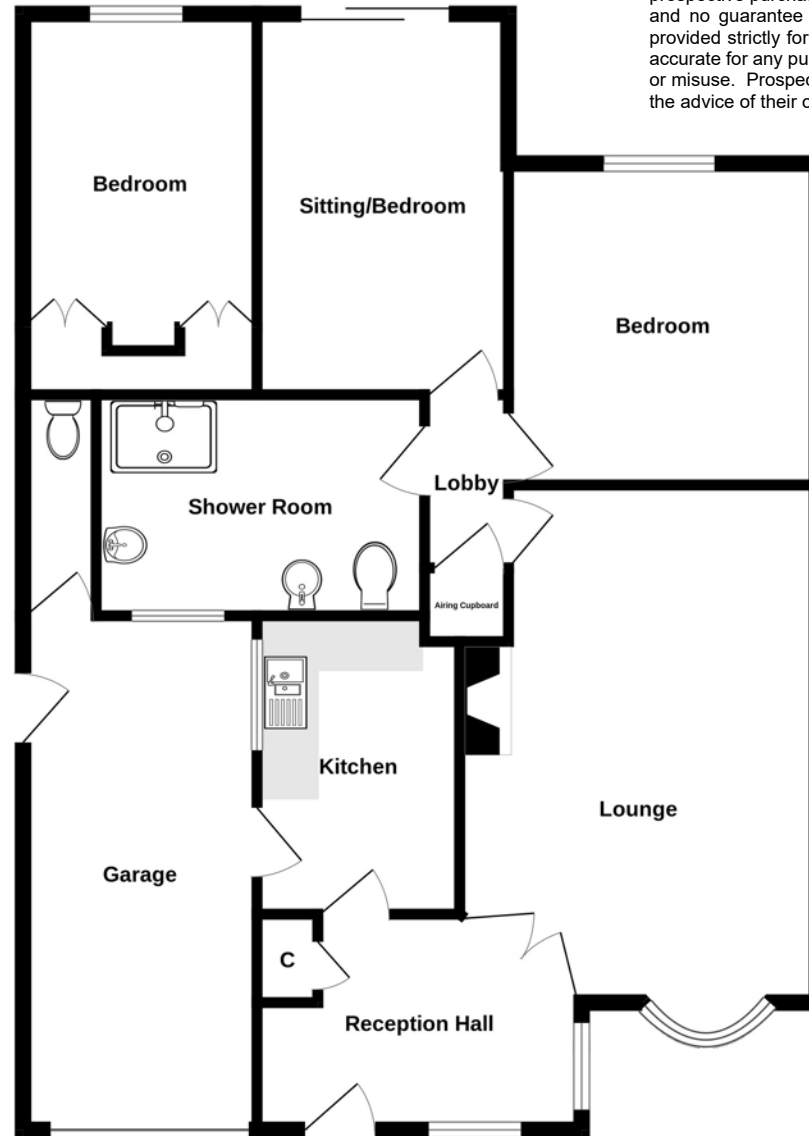
Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification 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.

Ground 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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