



102 Vicarage Road,
Wollaston, Stourbridge, DY8 4QY

Offers in the region of £465,000

Ref: 18510998

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- IMPRESSIVE DETACHED HOUSE WITH WELL PROPORTIONED ACCOMMODATION
 - THREE GOOD SIZED BEDROOMS
- DOWNSTAIRS SHOWER ROOM, HOUSE BATHROOM & EN-SUITE SHOWER ROOM
 - KITCHEN DINER & UTILITY
 - TWO RECEPTION ROOMS & CONSERVATORY
 - LARGE BLOCK PAVED DRIVEWAY & GARAGE
 - EXTENSIVE REAR GARDEN

Set back from the road is this spacious, impressive detached house with extensive rear garden. The property benefits from three double bedrooms (one with en-suite shower room). Whilst the property is in need of some upgrading in places it offers great potential.

Accommodation comprising: Reception hall, living room, dining room, conservatory, kitchen/dining room, pantry, utility room, ground floor shower room/w.c., landing, three good-sized bedrooms (bedroom one with en-suite shower room), bathroom, separate W.C., gas boiler serving radiators, double glazing to windows, extensive rear garden.

RECEPTION HALL (Inner)

Panelled wood floor finish, circular leaded light window at front, coving to ceiling, panel radiator. Staircase leading off.

LIVING ROOM (Front) 4.55m x 4.49m max into bay
Gas fire, double glazed bay window, ornamental coving to ceiling, ornamental ceiling rose, panel radiator.

DINING ROOM (Rear) 3.65m x 3.89m

Panel radiator, gas fire, ornamental coving to ceiling and ornamental ceiling rose, multi panel single glazed double doors opening onto conservatory.

CONSERVATORY (Rear) 3.97m x 3.34m

Tiled floor finish, double glazed windows and double glazed double doors onto rear garden, wall mounted electric heater, ceiling light with fan.

KITCHEN/DINING ROOM (Rear) 4.58m x 2.85m (3.65m)

Tiled floor finish, double glazed window overlooking garden, strip lights to ceiling, panel radiator, coving to ceiling, kitchen fitted with base units and cupboards and drawers, complementary work tops with tiled splashbacks, 'four' ring gas hob, cooker hood above, double oven, bowl and half single drainer post formed sink with mixer tap, plumbing for dishwasher, space for fridge, base units with cupboards and drawers. Storage cupboards at high level.

PANTRY (Inner)

Shelving.

STORE CUPBOARD (Inner)

Tiled floor finish and shelving.

UTILITY ROOM (Rear) 2.68m x 3.10m

Tiled floor finish, single glazed door onto rear garden, double glazed window overlooking rear garden, wall mounted 'Worcester' boiler, work surface area, tiled splashbacks, post formed bowl and half single drainer sink with mixer tap, plumbing for washing machine,

space for condenser dryer, space for freezer, storage cupboards, wall mounted storage cupboards at high level, corner display unit with work top.

GROUND FLOOR SHOWER ROOM/W.C. (Rear)

Obscure double glazed window, panel radiator, tiled floor finish, pedestal wash hand basin, w.c., toilet roll holder, towel holder, shaver light with shaver point, walk-in shower cubicle with electric shower, walls tiled to full height, extractor.

Staircase from reception hall leading to:

HALF SPACE LANDING (Side)

Obscure double glazed window to side, further stairs leading to:

CENTRAL LANDING (Inner)

Access to roof space, panel radiator, storage cupboard.

BEDROOM ONE (Front) 4.55m max into wardrobe 3.22m x 3.63m

Coving to ceiling, double glazed window, panel radiator, range of fitted wardrobes, door opening onto en-suite shower room.

EN-SUITE SHOWER ROOM (Inner)

Vinyl floor finish, towel holder, electric panel heater, w.c. pedestal wash hand basin, shaver light with shaver point, extractor, shower cubicle, spot light to ceiling, electric shower, coving to ceiling, walls tiled to full height, wall mounted electric heater.

BEDROOM TWO (Rear) 3.67m x 3.88m

Coving to ceiling, double glazed window, panel radiator.

BEDROOM THREE 2.86m x 2.64m

Double glazed window, panel radiator.

W.C. (Side)

Obscure double glazed window, w.c. with push button flush.

BATHROOM (Rear) 1.81m x 2.84m max

Obscure double glazed window, heated towel rail, extractor, bath with electric shower, shower screen, pedestal wash hand basin with mixer tap, heated towel rail, towel holder, extractor, walls tiled to full height, storage cupboard.

EXTENSIVE REAR GARDEN

The property benefits from an extensive rear garden with patio area, steps onto shaped lawn with further steps down to further lawned area. Brick built stores, garden shed, garden fencing, raised beds.

GARAGE 5.96m x 2.80m max (measurements including steps into garage)

Strip lights to ceiling, obscure double glazed window to side, work surface area with cupboards, wall mounted cupboards at high level, racking for shoes and storage, gas meter.

COUNCIL TAX BAND E

TENURE:

We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES:

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS:

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:

Strictly by prior appointment via agents.

MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

EXTRA SERVICES:

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep

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Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

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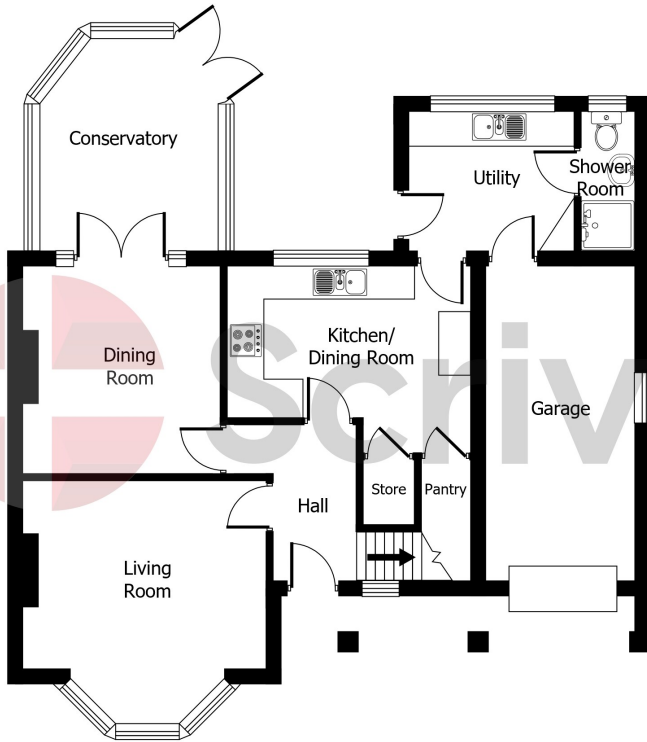
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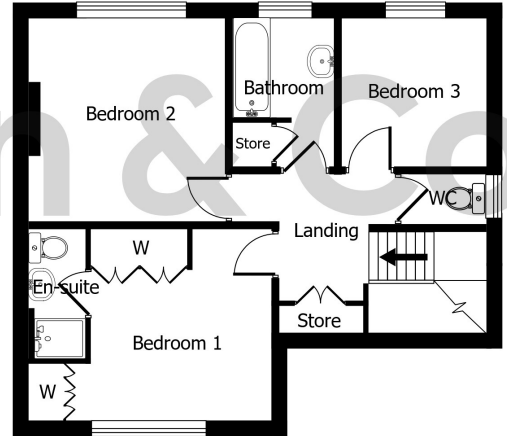








Ground Floor



First Floor

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.



- Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011 (OPTION 1)
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS