

PHOTOS

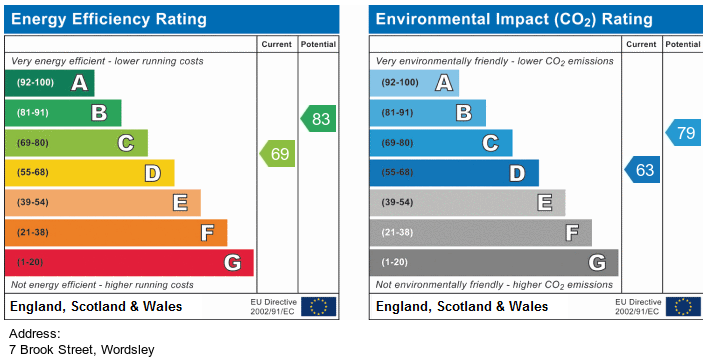


ianperks  
estate agent

7 Brook Street, Wordsley



ENERGY RATING



£264,950



# FOR SALE

## Toad House, 7 Brook Street, Wordsley, DY8 5YW

### Introduction

We are pleased to offer for sale Toad House, 7 Brook Street, Wordsley, presenting a rare opportunity to purchase this double fronted period house constructed circa 1854.

Nestling in the heart of the Crystal Mile, the house has had close connections with the glass industry and boasts a host of original and sympathetically restored features rarely seen on the open market.

Spacious and substantial accommodation includes central through reception hall with original harlequin tiled floor and original 1850's balustrading and panelling. Original panel doors open to a front parlour room with original panel shuttered windows and Victorian etched glass panelled china cabinet to the chimney breast alcove, a living room, again with original shutter windows and a Morse Badger multi fuel stove and quarried hearth, kitchen to the rear with 9" quarried floor, rear vestibule with access to cellar and rear door access to garden. Garden room (rear reception room) with arched brick built fire place. To the first floor from a central landing radiate three double bedrooms, a large bathroom with period style suite. Outside an extensive south facing tiered garden, brick out offices and what we understand to be a glass firing kiln. To the rear is an established kitchen garden. We are informed that the garden has been organic and chemical free for the last 15 years,

Original panel front door with arched window light above opens to

## Accommodation (Ground Floor)

### Central Through Reception Hall

With harlequin 6" tiled floor, light point to corniced ceiling, original archway, deep moulded skirting, panel radiator. Original panel door with inset coloured glass panelling leads to

### Rear Vestibule

With original stairway panelling and soldier spindle balustrading with curved bannister and carved club foot, Panel door opens to

### Parlour Room (Front)

Comprising front sash style window and restored panel shuttering, original wooden fire surround set to tiled hearth and open fire, original built-in and inlaid china cabinet with Victorian etched glass panels, double panel radiator, laminate floor covering, light point to corniced ceiling and picture rail, power points, telephone point.

### Living Room (Front)

Comprising front sash style window and restored panel shuttering, stripped pine floor, a Morso Badger multifuel stove set to 9" quarried hearth with wooden mantle and surround, range of fitted shelves to left hand chimney breast alcove, centre lighting point to corniced ceiling, double panel radiator, deep moulded skirting, power points. Door leads to

### Kitchen (Rear)

With 9" quarried floor, full width and full height double glazed french door overlooking and opening to the rear garden. The kitchen is sympathetically fitted with a range of distressed painted units incorporating a pitch pine cupboard, butcher block hardwood work surfaces and inset Belfast sink with mixer tap and water filter tap, range of three cast iron shelves, down lighters to ceiling, gas cooker point, power points, central heating thermostat control. Cupboard concealing Worcester Bosch gas fired combination boiler serving instant hot water and the central heating system as used throughout the property, plumbed for domestic appliance and waste out beneath, space for fridge freezer with double cupboard above. Original side panel door opens to

### Rear Vestibule

With door giving access to garden and panel door opening to cellar head with blue brick steps leading down to

### Cellar

With excellent head height and three sided quarried settle, panel radiator, electric service meter, power points and light point.

### Garden Room (Rear Reception)

An excellent sized third reception comprising rear double glazed window enjoying a view to the garden, inset arched brick fire place, deep ceramic trough sink unit with hot and cold feed to left hand chimney breast, 9" quarry tiled floor, double panel radiator and deep moulded skirting, power points, picture rail, light point to ceiling.

## Accommodation (First Floor)

Staircase rises to

### Large Central Landing

With soldier spindle balustrade and curved oak bannister, light point to ceiling, deep moulded skirting, rear window overlooking the garden. Panel doors open to the following:-

### Bedroom One (Front)

A large double bedroom comprising front sash style double glazed window, deep moulded skirting, light point to ceiling, panel radiator, range of triple built-in wardrobes with top cupboards above to the left hand chimney breast alcove.

### Box Room (Front)

With a range of fitted shelves, light point, front double glazed window.

### Bedroom Two (Front)

A large double bedroom featuring the original cast iron fire place with harlequin 6" tiled hearth, front UPVC double glazed sash style window, deep moulded skirting, power points, panel radiator, Belfast sink unit with hot and cold taps and vanity shelf to the left, down lighters to ceiling.

### Bedroom Three (Rear)

A third double bedroom comprising rear double glazed window enjoying a view to the garden, original cast iron fire place with tiled hearth, stripped pine flooring, panel radiator, deep moulded skirting, power points, light point to ceiling, double built-in wardrobe with double top cupboard above.

### Bathroom (Rear)

A large bathroom, having been refitted to a period style with free standing bath on clubbed feet, Royal Doulton wash hand basin, WC. Walk-in shower unit with double head shower head. Vintage style radiator, stripped pine flooring, deep moulded skirting, down lighting to ceiling.

## Outside

### Garden (Rear)

A south facing rear garden with side private entry access or access from the rear kitchen or vestibule door to a full width blue brick patio. The property enjoys an extremely private, well stocked Victorian style garden with central lawn, herbaceous borders and a variety of trees and shrubs. A brick pathway leads to a private seating area with ornamental pool and steps leading down to a gated entrance to a large kitchen garden boundaried by original brick walling and an unusual brick structure we believe and understand to be a glass firing kiln. Trellised pagoda and greenhouse. The garden boasts a variety of mature fruit trees. Restored brick built out offices provide excellent garden storage including two substantial stores, outside WC.

### Tenure

We believe the property to be Freehold.

### Services

We understand all mains services are installed, however none have been tested.

#### Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

#### Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you. Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation. We will write to you to confirm the owner's decision. If your offer is accepted, we will then notify solicitors.

#### Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

#### Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

#### Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.

## 7 Brook Street, Wordsley

### Dimensions (ft/m)

Parlour Room: 14'5" x 11'5" / 4.41m x 3.49m; Living Room: 14'6" x 12'6" / 4.42m x 3.82m; Kitchen: 13'2" x 8'4" / 4.03m x 2.55m; Garden Room: 12'11" x 11'5" / 3.93m x 3.50m; Bedroom 1: 14'6" x 15'2" / 4.41m x 4.65m; Bedroom 2: 14'5" x 12'6" / 4.40m x 3.82m; Bedroom 3: 12'9" x 14'9" / 3.90m x 4.49m; Box Room: 9'4" x 3'8" / 2.86m x 1.11m; Cellar: 14'4" x 12'0" / 4.39m x 3.66m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.  
No responsibility is taken for any error, omission or misstatement.  
This plan is for illustrative purposes only and should be used as such by any interested party.