

PHOTOS



ianperks
estate agent

16 Smalman Close, Wordsley



ENERGY RATING

| Energy performance of buildings register | | | |
|--|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 71 C | 83 B |

FOR SALE

16 Smalman Close, Wordsley, Stourbridge, DY8 5TF

Introduction

We are pleased to offer for sale 16 Smalman Close, Wordsley, an extremely well presented, contemporary styled, three storey home offering spacious and versatile accommodation located in this popular and sought after development convenient for all amenities.

Well appointed accommodation comprises large reception hall with ceramic tiled floor and access door to garage, WC cloaks. Large dining kitchen to rear incorporating integrated appliances and double opening french doors leading to the garden. To the first floor a large living room enjoys a view to the rear and features an attractive fire place. House bathroom. Bedroom three with a range of mirrored wardrobes. To the second floor from a central landing radiate bedroom one with a range of built-in and fitted wardrobes and well appointed ensuite shower room. Bedroom two to the rear, again with a range of mirrored wardrobes. Bedroom four/study. Garage and parking to the front. Low maintenance rear garden enjoys a full width riven paved patio and two tiered astro turfed garden with side gated access.

Composite panel front door opens to

Accommodation (Ground Floor)

Large Reception Hall

With ceramic tiled floor, panel radiator, deep moulded skirting, power points, telephone point, down lighters to ceiling, fitted smoke alarm, access door leading to garage. Panel doors open to

WC Cloaks

With WC, corner wash hand basin, half tiling to walls, ceramic tiled floor, thermostatically controlled panel radiator side opaque UPVC double glazed window with top opening light, light point and extractor vent to ceiling.

Dining Kitchen (Rear)

Comprising ceramic tiled floor and featuring double opening french doors giving access to the rear garden, rear UPVC double glazed window, full range of light beech effect laminate base and wall cupboards with brushed steel trim, black granite effect laminate roll topped work surfaces and tiled splash backs, bowl and a half sink unit with mixer tap, inset four ring gas hob and Zanussi double oven beneath, brushed steel canopy and extractor vent above. Down lighting to ceiling, concealed gas fired central heating boiler serving hot water and the central heating system as used throughout the property. Integrated Zanussi dishwasher and Zanussi washer dryer, space for fridge freezer, wall mounted TV point, thermostatically controlled double panel radiator.

Accommodation (First Floor)

Staircase rises to

Central Landing

With turned spindle balustrade return, side opaque UPVC double glazed window, front facing UPVC double glazed window, panel radiator, two lighting points and smoke alarm to ceiling. Panel doors open to the following:-

Living Room (Rear)

A spacious living room with double opening doors to juliet balcony enjoying a view to the garden, composite fire surround with coal effect living flame gas coal fire, TV connection points, thermostatically controlled double panel radiator, deep moulded skirting, power points, light point to ceiling.

Bathroom

Being fully glazed tiled and comprising halogen down lighting and extractor vent to ceiling, ceramic tiled floor, panel bath with mixer hand shower attachment and side Roman glazed splash screen, WC and wash hand basin. Full immaculate suite in White. Chrome tubular radiator/towel rail. Airing cupboard housing Tribune HE water storage tank and slatted shelf above.

Bedroom Three (Front)

Comprising front UPVC double glazed window with top opening light, range of mirrored wardrobes with hanging rail and fitted shelves, panel radiator, deep moulded skirting, light point to ceiling.

Accommodation (Second Floor)

Staircase rises to

Landing

Comprising side opaque UPVC double glazed window with top opening light, panel radiator, light point and smoke alarm to ceiling and access to roof space, power point. Linen cupboard. The following leading off:-

Bedroom One (Front)

A large double bedroom featuring a range of oak effect laminate wardrobes with inset mirrored panels, hanging rails and fitted shelves above. Light point to ceiling, thermostatically controlled panel radiator, power points, front UPVC double glazed window with top opening light, deep moulded skirting.

Ensuite Shower Room

Being fully glazed tiled and comprising walk-in shower unit with glazed entry door, adjustable hand attachment, pedestal wash hand basin and WC. Full immaculate suite in White. Ceramic tiled floor, chrome tubular radiator/towel rail, down lighting and extractor vent to ceiling, shaver point, front opaque UPVC double glazed window with top opening light.

Bedroom Two (Rear)

A second double bedroom comprising rear UPVC double glazed window enjoying a view to the garden and the historic Wordsley hospital Victorian clock tower, thermostatically controlled panel radiator, deep moulded skirting, power points, light point to ceiling, range of mirrored wardrobes with hanging rail and fitted shelves above.

Bedroom Four (Rear)

Comprising rear UPVC double glazed window with top opening light, deep moulded skirting, power points, thermostatically controlled panel radiator, light point to ceiling.

Garage

With up-and-over door, concrete floor, light point to ceiling, power points, access door to Reception Hall.

Garden (Rear)

Having side gated access or access from the rear double opening french doors from the dining kitchen to a full width Cotswold riven paved patio area, a two tier astro turfed garden, all boundaried by feather edged board fencing. Outside light and cold water tap.

Agent’s Note

There is an annual fee payable for the upkeep and general maintenance of the unadopted service road which is currently set at £137.25 per annum.

General

Tenure
We believe the property to be Freehold.

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

Possession
Immediate vacant possession will be give upon legal completion.

Local Authority
Dudley Metropolitan Borough.

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.

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.

16 Smalman Close, Wordsley, DY8 5T

Dimensions (ft/m)

Dining Kitchen: 4.59m x 3.83m / 15'0" x 12'6"; Lounge: 4.54m x 4.09m / 14'11" x 13'5"; Bedroom 1: 3.46m x 4.32m / 11'4" x 14'2" (max to wardrobe); Bedroom 2: 2.54m x 4.10m / 8'4" x 13'5" (max to wardrobe); Bedroom 3: 2.47m x 2.57m / 8'1" x 8'5" (max to wardrobe); Bedroom 4: 1.94m x 3.06m / 6'4" x 10'0"; Garage: 2.47m x 3.07m / 8'1" x 16'7".



16 Smalman Close

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.