

## PHOTOS



## ENERGY RATING

**ianperks**  
estate agent

52 York Crescent, Wollaston



£265,000



# FOR SALE

## 52 York Crescent, Wollaston, Stourbridge, DY8 4RT

### Introduction

We are pleased to offer for sale 52 York Crescent, Wollaston, a traditional three bedroom semi detached family home constructed circa 1955.

Occupying a commanding and slightly elevated position, the house stands well back from the road and offers scope for extension. Well laid out accommodation includes porch reception, reception hall, two good sized reception rooms, kitchen and utility leading off. To the first floor, three bedrooms, bathroom. Garage and driveway. Good space to the left hand side of the property. Extensive and private garden to the rear.

Standing well back from the road, occupying an imposing, elevated position behind a wide frontage with two lawned areas and side border, with rear gated access, vehicular driveway giving access to garage, uPVC panelled front door opens to

### Accommodation (Ground Floor)

#### Enclosed Porch Entrance

Having uPVC double glazed front and side panels, parquet flooring, lantern light, aluminium framed double glazed front door opens to

#### Reception Hall

With light point and smoke alarm to coved ceiling, power point, night storage heater, pantry cupboard with side window

#### Living Room (Front)

Comprising front UPVC double glazed bay window, Cotswold / York stone fireplace with freestanding electric fire, night storage heater, power points, TV connection point, light point to coved ceiling

#### Dining Room (Rear)

Comprising rear UPVC double glazed patio door giving access to garden, Cotswold / York fire surround with freestanding electric fire, range of fitted shelves to both chimney breast alcoves, light point to coved ceiling, night storage heater, power points

#### Kitchen (Rear / Side)

Having side UPVC double glazed window, range or laminate faced base and wall cupboards with laminate rolled edge work surfaces and tiled splashbacks, gas cooker point, power points, light point, rear door gives access to

#### Utility (Rear)

With plumbing for domestic appliance and waste outlet, side UPVC double glazed window, rear UPVC double glazed and panelled door gives access to garden, door opens to storage area with rear UPVC double glazed window, range of fitted shelves, power point

### Accommodation (First Floor)

Staircase rises to

#### Landing

Side opaque UPVC double glazed window, light point and loft access hatch to coved ceiling, power point, fitted night storage heater, airing cupboard housing hot water cylinder

#### Bedroom One (Front)

Comprising front UPVC double glazed bay window enjoying extensive and open views, night storage heater, power point, light point to ceiling

#### Bedroom Two (Rear)

Comprising rear UPVC double glazed window enjoying view to the garden, power points, light point to ceiling

#### Bedroom Three (Front)

Comprising front UPVC double glazed window, light point to ceiling, power point

#### Bathroom (Rear)

Fully glazed tiled comprising rear opaque UPVC double glazed window, cast panel bath, fitted over bath shower unit, pedestal wash hand basin, W.C., light point and pull switch to ceiling



Ground Floor

First Floor

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.

### Outside

#### Garage

Up and over door, concrete flooring, power point, light point, side opaque UPVC double glazed window

#### Garden (Rear)

Having a side gate for access to full width paved patio, five steps rise to paved centre pathway through bordered garden, all extending some 21 metres in length

### 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.

#### Dimensions (ft/m)

Living Room: 14'11" x 11'4" / 4.54m x 3.47 (max into bay); Dining Room: 11'10" x 10'7" / 3.62m x 3.24m; Kitchen: 8'2" x 6'8" / 2.50m x 2.04m; Bedroom 1: 15'7" x 10'9" / 4.75m x 3.29m (max into bay); Bedroom 2: 11'10" x 10'10" / 3.62m x 3.30m; Bedroom 3: 9'1" x 6'9" / 3.03m x 2.07m (max); Garage: 17'6" x 8'2" / 5.34m x 2.49m

#### 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.