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CHARTERED SURVEYORS ■ VALUERS and ESTATE AGENTS

FOR SALE

The substantial traditional detached residence

situate

**No.50 LAUREL ROAD
DUDLEY
WEST MIDLANDS
DY1 3EZ**



- * Impressive and spacious accommodation
- * Three reception rooms * Four bedrooms
- * Gas central heating * Bathroom, Shower room & Cloakroom
- * Corner plot with large gardens * Adjoining garage facility
- * Double glazed * No upward chain

OFFERS AROUND

£449,950

SITUATION & DESCRIPTION

This interesting and substantial property, formerly the vicarage for St Francis's parish nearby, lies in an established residential area, some three quarters of a mile to the north west of Dudley town centre.

All necessary facilities are close by including shops, schools and public transport services. Wrens Nest Nature Reserve lies just to the north, the property is within close proximity of Dudley colleges and several hospitals. There is good access to the motorway network via Junction 2 of the M5 Motorway at Oldbury.

The property comprises a substantial detached purpose built vicarage of attractive two storey brick construction, surmounted by a pitched tiled roof. The property occupies a prominent corner position at the junction of Laurel Road with Limes Road and Meadow Road, it is believed the property was constructed circa 1935, and it stands on grounds of approximately 1116 sq yd (0.23 acres).

ACCOMMODATION

The impressive and well planned accommodation comprises

On the ground floor:

Large reception hall (front) 18' 0" x 12' 3" with stairs off to first floor

Guest **cloaks / w.c.** off

Through **living room** 26' 6" x 13' 11" (originally this comprised separate front and rear reception rooms)

Separate **dining room** (front) 14' 11" x 13' 11"

Third **reception / Study** (rear) 14' 1" x 13' 10"

Kitchen 12' 4" x 11' 0" with good range of base and wall cupboards incorporating sink unit

Separate **utility** (front) off inner hall 8' 5" x 7' 8"

On the first floor:

An attractive staircase with half landing and feature rear window leads to the first floor landing, from which radiate;

Bedroom No.1 (rear) 14' 11" x 13' 11" max (12' 4" min), with hand basin and fitted wardrobe

Bedroom No.2 (front / right hand side) 13' 6" x 12' 10"

Bedroom No.3 (front) 15' 10" x 9' 6"

Bedroom No.4 (rear / right hand side) 12' 4" x 9' 0"

House **bathroom** (left / front) 12' 5" x 9' 1" with suite comprising bath, shower, w.c. and hand basin

Separate **shower room** (left hand side) 8' 10" x 6' 11" with large shower cubicle, hand basin and useful eves storage off

Separate **w.c.** (rear)

Outside:

Adjoining brick built **garage** 15' 0" x 11' 0" with pitched tiled roof

Adjoining **brick built garden store**

The property has **gardens** of good size to the front, side and rear containing lawned areas, mature hedges, shrubs and a variety of plants.

GENERAL INFORMATION

SERVICES: Mains drainage, water, gas and electricity are connected. The gas fired central heating is served by the Worcester boiler, installed in 2023, located in the first floor airing cupboard.

A burglar alarm is installed.

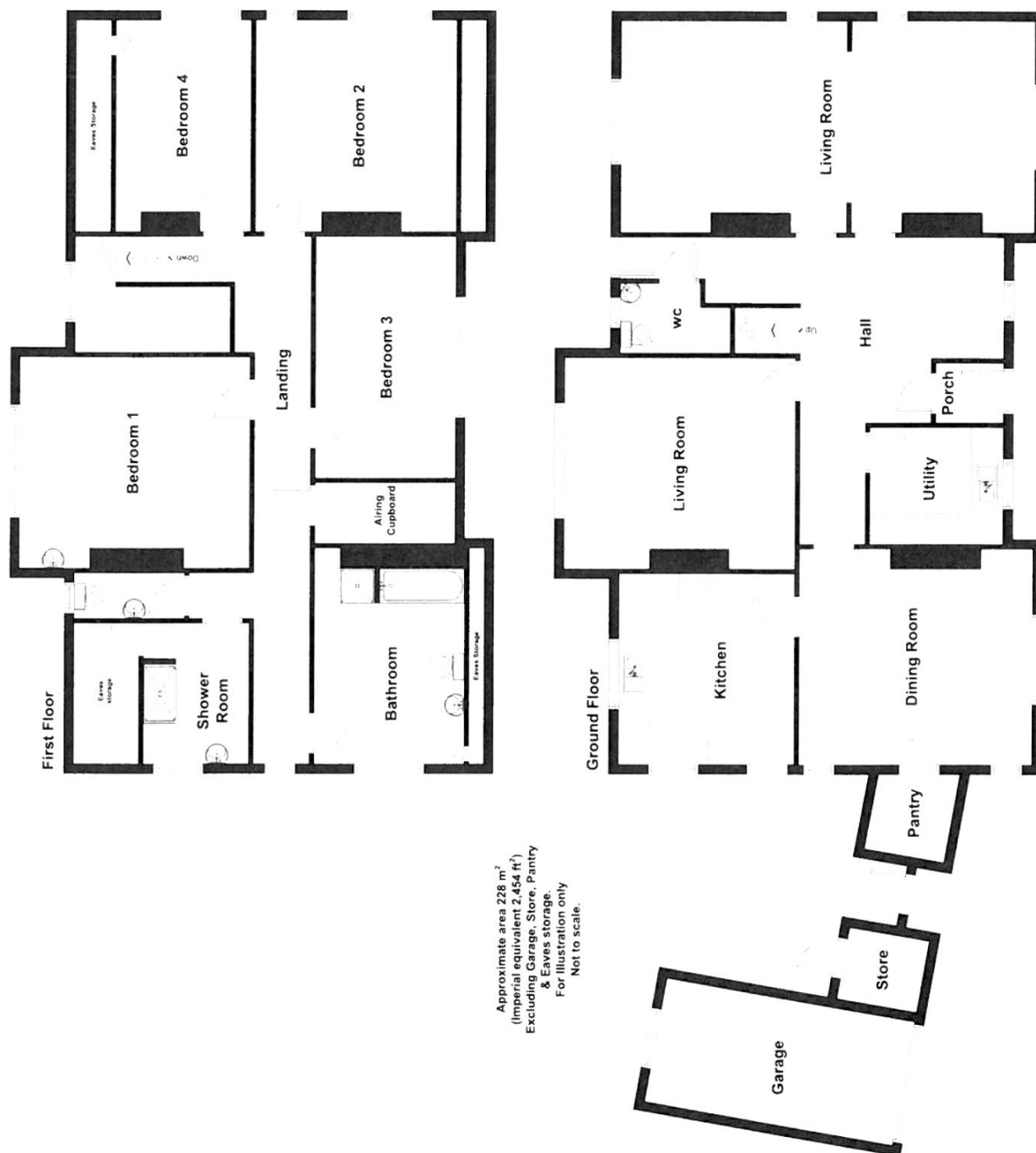
EPC: The EPC has an assessment banding of D-66, expiring on 25 May 2032. Copy available from agents on request or from the national database.

COUNCIL TAX: Band F, charge £2,798.55 (2024 / 2025) Dudley MBC.

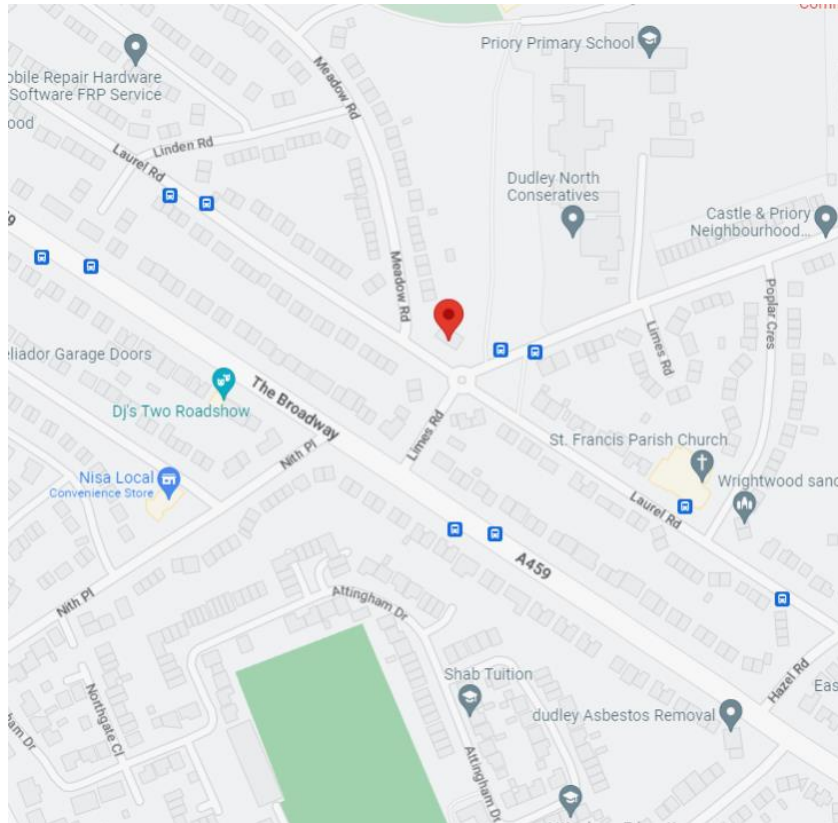
VIEWING: Viewing strictly by prior arrangement with agents Stourbridge office 01384 440466.

FIXTURES & FITTINGS: In addition to any already mentioned the sale price will include carpets and floor coverings as fitted together with any curtains, curtain tracks and light fittings in situ.

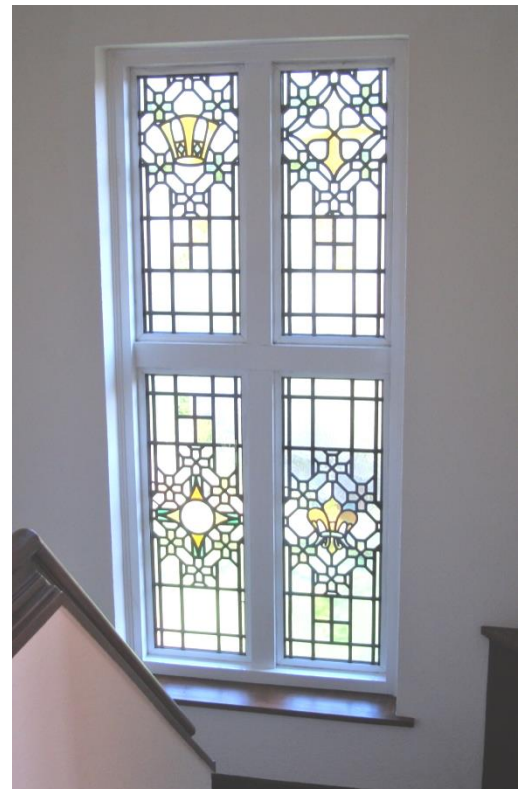
FLOOR PLAN:



LOCATION MAP:



PHOTOGRAPHS:



MISREPRESENTATION ACT 1967:

IMPORTANT NOTE: Andrew Taplin for themselves and for the Vendor of these properties whose Agents they are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Andrew Taplin or the Vendor. None of the statements contained in these particulars as to these properties is to be relied upon as a statement of representation of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Andrew Taplin nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to these properties.

Principal: Andrew J. Taplin, F.R.I.C.S.