



**VICARAGE ROAD, WOLLASTON,
STOURBRIDGE DY8 4QZ**



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Delightfully situated with Eggington Road, and locally one of the most noteworthy character homes in Wollaston, this **WELL CONSIDERED, THOUGHTFULLY STYLED AND UPDATED, PERIOD HOME** has several quality appointments and combines traditional features with modern living and versatility. Those working from home should find the **GARDEN ROOM OFFICE** of significant appeal. In brief, the well-presented accommodation includes gas central heating and double glazing, to comprise: **Enlarged Reception Hall, Formal Sitting Room with bay, Separate Dining Room, IMPRESSIVE LARGE KITCHEN** open plan to a family room, **Guests Shower/Cloakroom, Two First Floor Bedrooms, Feature Bathroom** and with a **LOVELY LOFT BEDROOM**. The deceptive styling to the front is greatly enhanced by attractive side elevations to Eggington Road where there is a **DRIVE AND LARGE GARAGE**. Further, **Landscaped Garden and VERSATILE GARDEN ROOM OFFICE** with **Guests Cloakroom/wc**.

In further detail the accommodation which is planned over **THREE FLOORS** is seen here to comprise;

GROUND FLOOR

A side facing principal entrance door, approached from "Eggington Road", comprises a tall "arch topped" timber door which opens to;

RECEPTION HALL

With double glazed "arch topped" square leaded windows upon either side and with a central heating radiator. There is also an attractive black and white tile floor, coat hanging space as preferred, two ceiling light points and doors which lead off;

VERSATILE CLOAKS CUPBOARD

Provides not only for coat hanging but also general purpose storage space.

DELIGHTFUL PRINCIPAL SITTING ROOM 15' 1" x 12' 5" (when measured at widest points)

With a large "walk-in" box bay window to the front having an array of tall square leaded double glazed windows, and further with a **FEATURE FIREPLACE** incorporating a surround with broad pillars and mantle, together with exposed brick recess and a tiled hearth. Central heating radiator hidden behind an ornate cover, oak flooring, picture rail, coving to the ceiling, two wall light points and ceiling light point. Further, a door opens to stairs which rise to the first floor accommodation (later mentioned).

SEPARATE DINING ROOM 12' 3" x 10' 1"

With a large square leaded double glazed window to the side elevation ensuring good natural illumination within this pleasantly decorated room which has ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Upon either side of a feature fireplace which includes an exposed brick recess, there are fitted cupboards as well as glazed display unit. Oak panel flooring, central heating radiator behind an ornate cover, picture rail, coving to the ceiling, two wall light points and ceiling light point. Double opening doors ensure an onward approach to the;

FEATURE KITCHEN WITH OPEN PLAN LIVING SPACE OFF

Arranged in two very distinct parts, initially with the;

WELL FITTED KITCHEN 18' 8" x 8' 3" (minimum)

With a double glazed window to both the side and front elevations, and being furnished with an excellent range of cream, "shaker styled" cupboard fronted units, with the base cupboards and drawers being surmounted by real wood "butchers block styled" work surfaces and with a recessed white enamelled sink having mixer tap over. Complementary splashback tiling forms a surround to the work surfaces. Suitable space for a range styled cooker with fitted stainless steel splashback rising to a broad stainless steel canopy hood, suitable space for a tall fridge/freezer as may be preferred and with space and plumbing for an automatic washing machine.

To the side elevation there is a **BLOCK PAVED DRIVEWAY** which facilitates vehicular parking space and has a security post. Further, an approach is afforded to the;

LARGE THREE QUARTER GARAGE 22' 3" x 13' 0" (at widest points)

With a principal garage door opening approached via a lane immediately behind the property's rear boundary, and with the approach from the drive incorporating a pedestrian door. There is a sealed concrete floor, utility corner with recessed stainless steel sink and cupboard storage, together with fluorescent ceiling strip lights and potential storage into the pitched roof area. At the rear of the garage a door opens to a;

VERSATILE HOME OFFICE/HOBBIES SPACE 15' 1" x 7' 1"

With construction to complement both the property and the style of the garage, with a pitched roof ensuring a vaulted ceiling area within, and with square leaded double glazed windows having arch tops and facing the drive. This versatile space also has double opening double glazed doors from the garden with a triangle of glazing above and could easily create a flexible home office/study or be utilised as a hobbies area. Walls are plastered and painted, there are numerous power supply sockets and recessed ceiling lighting. A door opens to a;

CLOAKROOM

Which is appointed in white with a low level WC, wall mounted wash hand basin and has a recessed ceiling light.

(for anyone who may now be working from home, this is a space which really could provide for useable office space, and in a manner which is detached from the property itself.

THOUGHTFULLY LANDSCAPED REAR GARDEN

May be approached from the impressive tall glazed doors from the family room which initially comprises a patio area, and with a path leading through a principally level shaped lawn with well stocked borders having an array of plants and shrubs. The central path continues to the earlier mentioned home office/hobbies room, and there is side gated access returning to the block paved drive. An enclosed aspect with tall screening to Eggington Road, and one that also includes an external cold water tap and external wall light points.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Tall cupboard, array of wall mounted double cupboards, and with a central heating radiator concealed behind an ornate cover. Large tile "slate" flooring, recessed ceiling lights and with this entire space amplified by the vaulted ceiling which extends over 13 ft. The "open plan" approach to the living space is ordained by exposed beams which form a triangle into the vaulted ceiling which continues through to the;

FAMILY ROOM AREA 12' 5" x 10' 7"

Which has a variety of potential use, either as a dining space or additional sitting room area. There is a timber framed double glazed window to the side yet impressive tall glazing at the rear with both double glazed double opening "French style" doors and double glazed windows above into an arch top. Central heating radiator hidden behind an ornate cover, oak style laminate flooring, provisions for a television and with an array of recessed ceiling lights.

Returning to the kitchen, a part glazed door opens to a;

GUEST CLOAK ROOM/SHOWER ROOM 10' 0" x 5' 1"

With an arch top double glazed obscure window at the rear and appointed with a modern white suite to include shower enclosure having Triton T80 shower within, and with complementary full height splashback tiling forming a surround which continues at part height to both the low level WC and pedestal wash hand basin. Central heating radiator, tiled floor, recessed ceiling lighting and extractor fan.

FIRST FLOOR

Stairs rise to;

LANDING

With a tall square leaded double glazed window to the side, coving to the ceiling, picture rail, ceiling light points and with doors radiating off;

BEDROOM TWO 12' 5" x 9' 0" (minimum)

With a square leaded double glazed window to the front, versatile recess which includes a double door cupboard, central heating radiator, provisions for a wall mounted television, picture rail, coving to the ceiling and ceiling light point.

BEDROOM THREE 10' 4" x 7' 0"

With a UPVC square leaded double glazed window to the rear, central heating radiator behind an ornate cover, dark oak style laminate flooring, picture rail and ceiling light point.

PRINCIPAL BATHROOM 7' 4" x 5' 0"

With a tall square leaded double glazed window to the rear and appointed with a white suite to include bath having shower over, and with a clear glazed shower screen. Full height splashback tiling forms a surround and continues to both the low level WC and "bowl" styled hand wash basin which presides upon a stand with display shelving below. Two large courtesy mirrors, central heating radiator, tiled floor, and with an array of recessed ceiling lights.

SECOND FLOOR

Returning to the landing, a door opens to stairs which rise with recessed lighting into the right side wall, and with those stairs rising to a;

IMPRESSIVE PRINCIPAL BEDROOM 15' 0" x 12' 0" (approximately)

Undoubtedly a particular feature of the property, with two double glazed skylight windows to the rear and an arch topped square leaded double glazed window to the side. Tastefully decorated, there are fitted mirror fronted sliding door wardrobes, provisions for a wall mounted television upon an exposed brick wall, recessed ceiling lighting, two central heating radiators and with the entire space amplified by a ceiling height exceeding 10 ft. Indeed, this is a well presented and feature master bedroom.

OUTSIDE

Perhaps one of the better known homes within Vicarage Road, this RATHER ATTRACTIVE, THOUGHTFULLY IMPROVED, PERIOD END OF TERRACE, enjoys a corner setting with Eggington Road. In fact, the property's principal entrance faces Eggington Road as does the side gate, drive with approach to garage.

Often referred to as "kerb side appeal" this is a property which has such in abundance and the external styling is further complemented by the thoughtfully addressed internal layout which is both well presented and exceptionally well appointed.

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EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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