



**PERRINS LANE,
WOLLESCOTE, STOURBRIDGE DY9 8XP**

Taylor's



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This RATHER SUBSTANTIAL, VERSATILE, FOUR/FIVE BEDROOM, DETACHED FAMILY HOME affords well-presented accommodation with gas central heating and double glazing, with the EXTENDED layout seen to briefly comprise: Initial Hall, Reception Hall, Guests Cloakroom, Attractive Sitting with Conservatory off, Large Separate Dining Room with deep bay window, EXTENDED AND SUCCESSFULLY REPLANNED KITCHEN, Good Landing, Fitted Master Bedroom with ENSUITE, Three Further Double Bedrooms plus Nursery Bedroom/Home Study and House Bathroom. Broad Block Paved Drive, LARGER THAN AVERAGE GARAGE with Utility Space and Generous Rear Garden.

In further detail;

GROUND FLOOR

A UPVC double glazed door with surrounding UPVC double glazing into an arch top, opens to the;

INITIAL HALL/PORCH

With a Minton style tile floor, ceiling light point and natural wood part square paned glazed door with adjoining original leaded light window, continuing to the;

RECEPTION HALL 14' 3" x 6' 7"

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned), central heating radiator, coving to the ceiling, ceiling light point and with doors leading off;

GUESTS CLOAKROOM

Appointed with a low level WC, vanity surface with inset hand wash basin, complementary splashback tiling and toiletry cupboard. Central heating radiator, tiled floor, extractor fan and ceiling light point.

FRONT RECEPTION ROOM/FORMAL DINING ROOM 17' 0" (into the bay) x 10' 10"

With a delightful deep "walk-in" UPVC double glazed bay window to the front and being recently decorated in a tasteful theme. There is ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred, although this is a room which could be utilised as a sitting room. There is a wall mounted electric "pebbled effect" heater, two central heating radiators, coving to the ceiling, two wall light points and ceiling light point.

REAR RECEPTION ROOM/SITTING ROOM 13' 4" x 10' 10"

With a feature fireplace having a gently raised and projecting hearth, together with gas fire with tile relief incorporated within the surround. Central heating radiator, provisions for a television, coving to the ceiling, two wall light points, ceiling light point and with double glazed sliding patio doors continuing to the;

CONSERVATORY 9' 10" x 6' 10"

With tall UPVC double glazed windows and UPVC double glazed double opening doors all viewing to the generous rear garden. Slate tile floor, two central heating radiators, two wall light points and with a ceiling light/fan point.

Returning to the reception hall, a further door opens to;

SUCCESSFULLY EXTENDED AND REPLANNED KITCHEN Arranged in two parts, initially with a;

Central heating radiator, tiled floor, coving to the ceiling, extractor fan, recessed ceiling lighting and with a large airing cupboard housing a pre-insulated hot water cylinder and having slatted shelving above for linen storage.

OUTSIDE

As earlier mentioned this RATHER SUBSTANTIAL, FOUR/FIVE BEDROOM DETACHED FAMILY HOME provides for versatile family living within an established address. Set back behind a wide BLOCK PAVED DRIVEWAY ensuring ample vehicular parking space, together with easy approach to the property's principal front entrance, and with an onward vehicular approach to the;

GARAGE 21' 3" x 14' 1"

With an up-and-over door, concrete floor, array of fitted cupboards towards the rear incorporating work surface and sink with drainer. Wall mounted self-condensing Worcester Bosch central heating boiler system, cold water tap and with an array of fluorescent ceiling strip lights.

GENEROUS REAR GARDEN

May be approached from side gated access or alternatively via the kitchen or conservatory. An initial wide BLOCK PAVED PATIO has steps in a central position rising to the raised yet principally level lawn garden area. The lawn garden extends towards the rear boundary and has shaped borders with an array of specimen plants and shrubs. Part way towards the rear boundary there is also a brick built store with pedestrian door and glazed window. This is an aspect which has been well tended over many years and is one to complement the accommodation found within.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



BREAKFASTING AREA

Having a UPVC double glazed window which views to the rear garden and fitted with a broad expanse of breakfast bar. Central heating radiator, coving to the ceiling, ceiling light point and with an onward approach to the;

WELL FITTED KITCHEN 13' 9" (minimum) x 8' 0"

With a UPVC double glazed window and UPVC double glazed door to the rear garden and being furnished with an excellent range of cream "shaker styled" cupboard fronted units, with base cupboards and drawers being surmounted by real wood "butchers block styled" work surfaces together with inset one and a half bowl stainless steel sink and drainer having mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues to the built-in "stainless steel" cooker arrangement which includes a "four burner" gas hob having electric oven below and with an overall stainless steel canopy hood having a glass frame surround. Built-in dishwasher, versatile pantry cupboard with integral pull out drawers, suitable space for an American style fridge/freezer and with plumbing for an automatic washing machine. At eye-level there are a good range of wall mounted cupboards providing for additional storage space, and with underlighting to the work surfaces beneath. Tiled floor, central heating radiator, coving to the ceiling, and with an array of recessed eyeball ceiling lights.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

ENLARGED LANDING

With coving to the ceiling, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 14' 0" x 12' 9"

With a UPVC double glazed window to the front, array of fitted furniture including wardrobes, some of which with part mirrored doors, together with cupboard storage, bedside cabinets and a dressing table having drawers upon either side. Central heating radiator, coving to the ceiling and with a ceiling light point. Door to;

ENSUITE 7' 9" x 5' 7"

With a UPVC obscure double glazed window to the side and appointed with a three piece arrangement to include a large shower enclosure having Mira shower within, and full height splashback tiling which forms a surround, continuing to both the pedestal wash hand basin and low level WC. Central heating radiator, tiled floor, extractor fan, coving to the ceiling and ceiling light point.

BEDROOM TWO 17' 0" (at widest point into bay) x 10' 10" (into wardrobe)

Effectively a mirror image of the earlier mentioned dining room, incorporating a deep UPVC double glazed bay window to the front elevation. In addition there are fitted double wardrobes with square paned upper glazing, and a cathedral style radiator, coving to the ceiling and two ceiling light points.

BEDROOM THREE 13' 4" x 10' 0" (minimum)

With a large UPVC double glazed window enjoying a view to the rear garden, together with a range of fitted wardrobes of differing configuration within. Central heating radiator, provisions for a wall mounted television, coving to the ceiling, and with two ceiling light points.

BEDROOM FOUR 14' 0" x 8' 10"

Once again a good double bedroom and one which enjoys a view to the rear garden via a UPVC double glazed window. There is also a central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM FIVE/HOME STUDY 7' 2" x 6' 6" (not including recess)

With a UPVC double glazed window to the front, central heating radiator, coving to the ceiling, ceiling light point and with a sliding door cupboard fitted into a recess.

HOUSE BATHROOM 8' 9" x 6' 6"

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement to include bath with shower over, and with full height splashback tiling forming a surround, continuing with a border tile detail at half height to both the pedestal wash hand basin and low level WC.

MISREPRESENTATION ACT 1967

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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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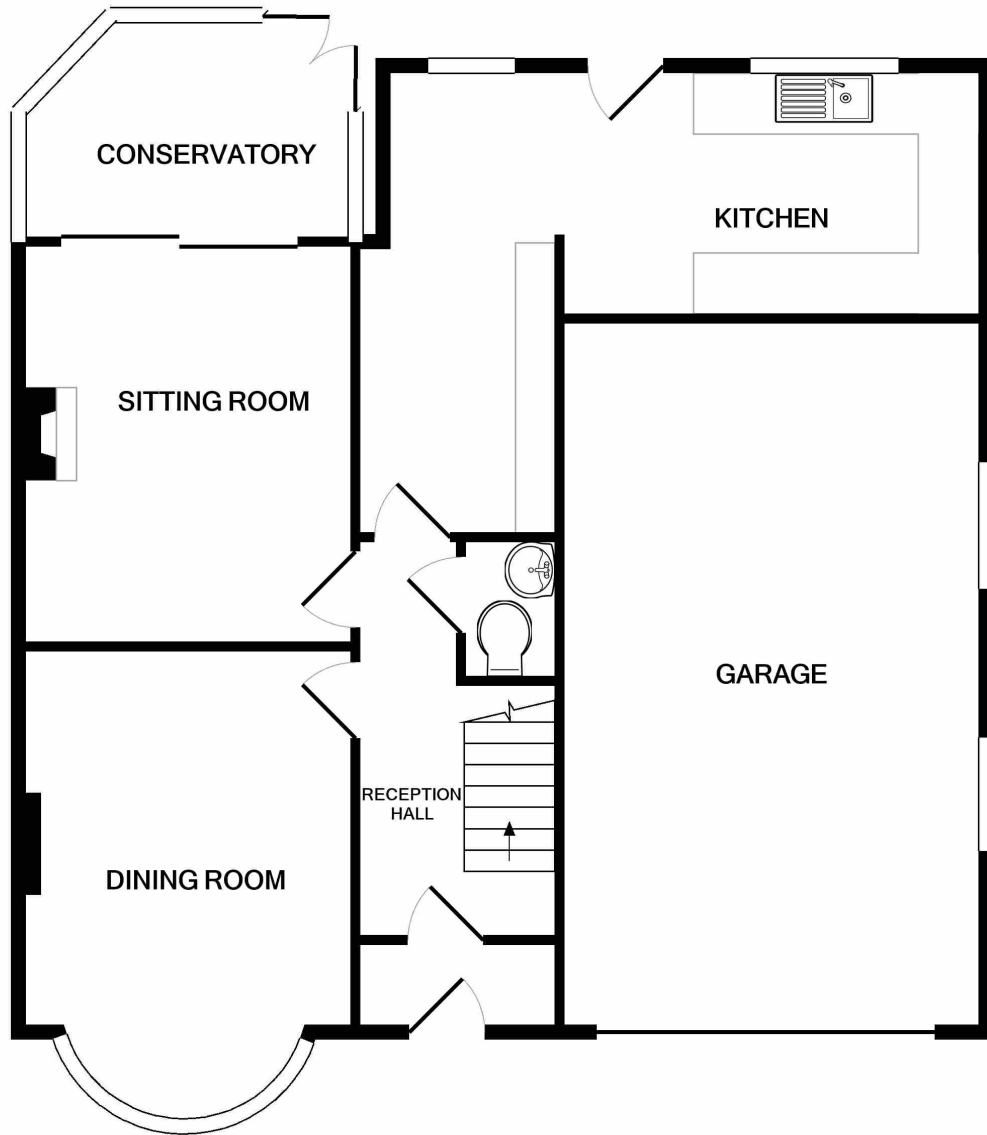
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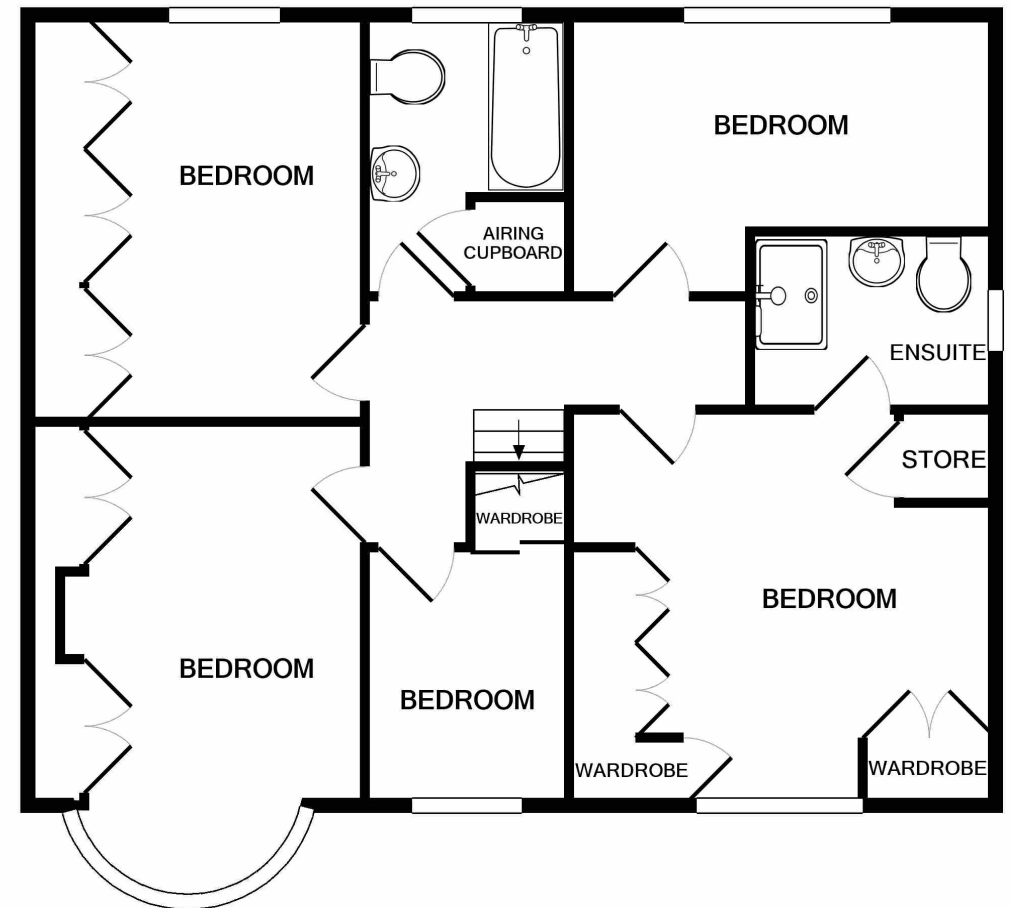
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GROUND FLOOR



1ST FLOOR

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