



**BEALE STREET, OLD QUARTER,
STOURBRIDGE DY8 3XP**

Taylor's



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This REALLY LOVELY, WELL PROPORTIONED AND VERSATILE, THREE BEDROOM PERIOD HOME enjoys a setting in the Stourbridge Old Quarter, and with gas central heating and double glazing comprises: Reception Hall, Pleasant Sitting Room, Separate Dining Room, Cellar Conversion, Modern Kitchen, Rear Hall with Utility Cupboard off, Guests Cloakroom/Shower Room, CONSERVATORY, Three Bedrooms and Delightful White Bathroom. Deceptive External Styling and with a Long Rear Garden widening at the rear boundary.

In further detail;

GROUND FLOOR

A UPVC front entrance door with inset ornate double glazing and with a UPVC double glazed window above, opens to the;

RECEPTION HALL

With a practical light wood styled laminate floor covering, decorative dado, central heating radiator, ceiling light point, door to the cellar (later mentioned) and with further doors leading off;

PRINCIPAL SITTING ROOM 14' 9" x 11' 4" With a large UPVC double glazed window to the rear favouring a view down to the garden, yet also ensuring good natural illumination within this neutrally decorated room. To a chimney breast there is an arched recess with exposed brick detail, raised hearth and a prominent coal effect gas stove. Continuation of the light wood styled laminate flooring from the reception hall, door to stairs to the first floor (later mentioned), central heating radiator, provisions for a television and with a ceiling light point.

Also from the hall;

FURTHER SITTING ROOM/DINING ROOM 11' 2" x 11' 0"

With a large UPVC double glazed window to the front and ample space for the creation of either a separate formal dining room or alternatively as a second sitting room. Attractive oak style laminate flooring, central heating radiator, picture rail and ceiling light point.

VERSATILE CELLAR 11' 1" x 10' 10"

A fantastic space which has been lined and plasterboarded, and with a ceiling height exceeding 6 foot. There is an extractor for better ventilation, recessed ceiling lighting and sufficient space to create a home office or "den" as may be preferred.

Returning to the principal sitting room a door with inset ornate leaded light glazing opens to the;

DELIGHTFUL BATHROOM 7' 8" x 6' 0"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include bath having shower attachment fittings, and with half height splashback tiling forming a surround with a border tile detail to both the pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

OUTSIDE

As earlier mentioned this WELL ARRANGED AND RATHER DECEPTIVE PERIOD HOME forms part of a lovely address within the locally known "Old Quarter" of Stourbridge. Set back behind a low level wall frontage with wrought iron detail, a wrought iron gate extends to a path which leads onto the property's principal front entrance.

REAR GARDEN (widening at the rear)

With an approach from the CONSERVATORY or alternatively from the side gate, this is a pleasant established aspect with natural privacy being achieved from the thoughtfully planted borders. An initial patio space leads to a level lawn that sweeps alongside shaped edges. Overall, this aspect of the property has a 'country garden feel' whilst being close to town.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		32
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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KITCHEN 14' 3" x 7' 2"

With a UPVC double glazed window and UPVC part double glazed door to the side elevation. Furnished with a range of light wood styled cupboard fronted units, there are base cupboards and drawers surmounted by roll edged work surfaces and an inset one and a half bowl sink and drainer having mixer tap. Complementary splashback tiling forms a surround to the work surfaces and continues to the cooker position. Selection of wall cupboards, tall cupboard storage, ample appliance space, and with space for a tall fridge/freezer as may be preferred. Tiled floor, wall mounted "Glow-worm" central heating boiler system, two ceiling light points and with a part glazed door to the;

REAR HALL

With a continuation of the tiled floor from the kitchen, central heating radiator, ceiling light point and with doors leading off;

UTILITY CUPBOARD

With a "walk-in" arrangement having suitable space and plumbing for an automatic washing machine, single obscure glazed window to the side and wall light point.

CONSERVATORY 11' 9" x 11' 7"

An excellent addition effectively creating a third reception room, with large UPVC double glazed windows, and with UPVC double glazed double opening doors to an external patio. Additional natural illumination is achieved via the polycarbonate roof structure. Wall mounted electric panel heater, tiled floor and with a ceiling light/fan point.

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

SHOWER ROOM 9' 1" x 4' 1"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a shower enclosure with Mira shower within and three quarter height splashback tiling. Tiling at half height continues to form a surround to the pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

FIRST FLOOR

Stairs rise to the;

LANDING

With loft access point, ceiling light point and doors which radiate off;

BEDROOM ONE 11' 3" x 11' 0" (at widest points)

With a UPVC double glazed window to the front, central heating radiator, ceiling light point and to a chimney breast with a period style fireplace.

BEDROOM TWO 11' 3" x 7' 9"

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

BEDROOM THREE 11' 4" x 8' 5" (only when measured at widest points)

With a large UPVC double glazed window enjoying a view to the rear garden, central heating radiator, coving to the ceiling and ceiling light point.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

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.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through STOURBRIDGE OFFICE (01384) 395555

CONSUMER PROTECTION REGULATIONS 2008

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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MISREPRESENTATION ACT 1967

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