



**BELBROUGHTON ROAD,  
CLENT, NR. STOURBRIDGE DY9 0EW**

**Taylors**



# BELBROUGHTON ROAD, CLENT, NR. STOURBRIDGE DY9 0EW

**With tremendous potential, this RATHER DECEPTIVE, TWO/THREE BEDROOM, DETACHED BUNGALOW presents opportunity to extend and replan to create a sizeable family home in a highly desirable location (subject to planning permission). The current layout, with gas central heating and double glazing, briefly comprises: Porch, Reception Hall, Sitting Room, Dining Room, Breakfast Room, Large Kitchen, Good Ground Floor Double Bedroom, Bathroom and with a First Floor Double Bedroom having Ensuite Cloakroom off. Deep frontage with drive leading thru lawned gardens, Double Garage and with MOST GENEROUS REAR GARDENS with Countryside Views beyond. Available for sale with NO UPWARD CHAIN.**

In further detail;

**GROUND FLOOR**

A square paned part glazed front entrance door opens to;

**INITIAL HALL/PORCH**  
With a ceiling light point and an obscure glazed door with surrounding obscure glazing, continuing to the;

**LONG RECEPTION HALL**  
Extending over 17 ft in length and has a central heating radiator, ceiling light point and doors which radiate off;

**SITTING ROOM 15' 0" x 14' 10"** (when measured at widest points)  
With a "walk-in" double glazed box bay window to the rear favouring a view to the generous rear gardens and with a distant view towards countryside and farmland. In addition there is a further UPVC square paned styled double glazed window to the side, feature "Adam styled" fireplace with gently raised and projecting hearth and with a "coal effect" electric heater. Central heating radiator, coving to the ceiling and with six wall light points.

**SEPARATE DINING ROOM 14' 0" x 11' 5"** (including stairs)  
With a large UPVC square paned styled double glazed window to the rear and with two UPVC square paned styled double glazed windows to the side. There is ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Central heating radiator, ceiling light point and with a polished wood "open tread", staircase rising to the first floor accommodation (later mentioned).

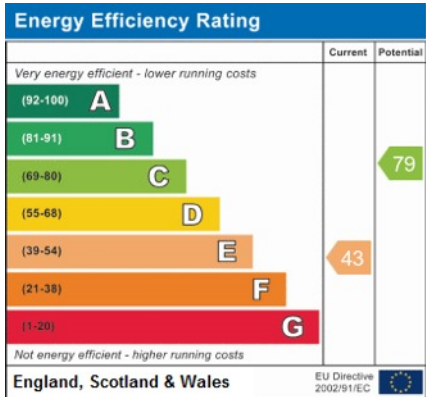
**BREAKFAST ROOM/OCCASIONAL ROOM 14' 0" x 10' 0"**  
With a large UPVC square paned styled double glazed window to the side, central heating radiator, fluorescent ceiling strip light and with an obscure glazed door opening to provide an approach to the;

**KITCHEN 14' 0" x 10' 7"**  
With a UPVC square paned styled double glazed window to the rear and with a part square paned glazed door opening to an external patio.

**DOUBLE GARAGE 16' 9" x 16' 0"**  
With a metal up-and-over door being operated with motorised assistance, together with square paned glazed window to the side, concrete floor, fluorescent ceiling strip light, wall mounted Worcester BOSCH combination boiler system and with a pedestrian door returning to the kitchen.

**MOST GENEROUS REAR GARDEN**  
May be approached from the kitchen, side access or alternatively from the sitting room. With an initial patio terrace, a lengthy lawn extends beyond, with established borders having an array of plants and shrubs, together with hedge screen. This is indeed an aspect of the property with additional appeal, enjoying a countryside view from beyond the rear boundary.

THE SELLING AGENTS WOULD AGAIN WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY WITH TREMENDOUS POTENTIAL TO EXTEND AND REPLAN SO TO CREATE A SIZEABLE FAMILY HOME





Furnished with a range of oak styled cupboard fronted units, the base cupboards and drawers are surmounted by work surfaces and include a stainless steel double bowl sink and drainer having a mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues to the cooker position which has a fitted cooker hood above. Range of wall mounted cupboards at eye-level providing additional storage space and with space for a tall fridge/freezer as may be preferred. Other appliance space, and including suitable space and plumbing for an automatic washing machine. Central heating radiator, tiled floor, two fluorescent ceiling strip lights and with a door to the DOUBLE GARAGE (later mentioned).

Returning to the reception hall, doors continue to lead off;

#### GOOD DOUBLE BEDROOM 17' 10" x 11' 5" (at widest points)

With a UPVC square paned styled double glazed bow window to the front and with a large UPVC square paned styled double glazed window to the side. Two fitted double wardrobes, further double wardrobes upon a returning wall, one of which with part mirrored doors. Central heating radiator, coving to the ceiling and with two ceiling light points.

#### DOUBLE DOOR CLOAKS CUPBOARD

Provides for versatile coat hanging space and has additional storage above.

#### BATHROOM 10' 0" x 6' 4"

With a UPVC square paned styled obscure double glazed window to the front and with a three piece arrangement in "pampass" (or similar) to include a bath with shower over, hand wash basin recessed into a vanity surface with toiletry cupboards below, display shelving and mirrored unit with courtesy light over, and with a low level WC. Central heating radiator, wall mounted instantaneous fan heater and with a fluorescent ceiling strip light.

#### FIRST FLOOR

Polished wood open tread stairs rise from the dining room to a;

#### FIRST FLOOR LANDING

Upon which there is a ceiling light point and a door to;

#### BEDROOM TWO/GUESTS BEDROOM 13' 7" x 12' 0"

With a broad UPVC square paned styled double glazed window to the front and further with an array of fitted furniture with wardrobes, cupboard storage and a dressing table. Wall lighting and with a door opening to;

#### CLOAKROOM ENSUITE 9' 6" x 5' 6" (when measured overall)

Having a UPVC square paned double glazed window to the rear favouring a distant countryside view, and further being appointed with a low level WC and hand wash basin recessed into a vanity surface with toiletry cupboards beneath. Numerous fitted display shelves, linen cupboard, wall light point, ceiling light point and with a lower level door opening to storage within the remaining loft eaves.

#### OUTSIDE

Set back behind a DEEP FRONTAGE with lawned gardens either side of the tarmacadam drive approach, and with the drive widening so to provide ample vehicular parking and turning space. The drive also affords an approach to the property's principal front entrance and also to the;



#### 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.

#### PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

#### Agents contact details:

85 High Street,  
STOURBRIDGE,  
DY8 1ED

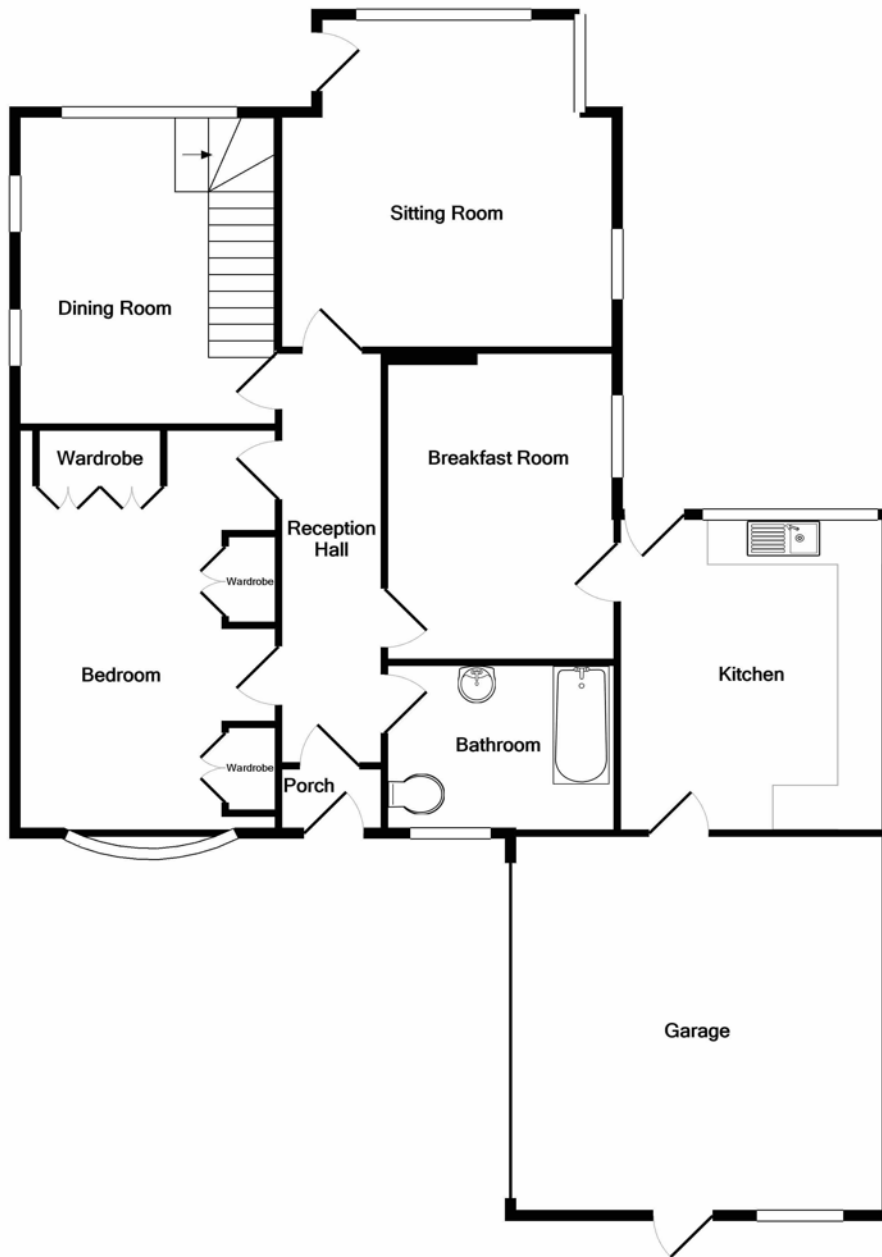
t. 01384 395555

f.01384 441206

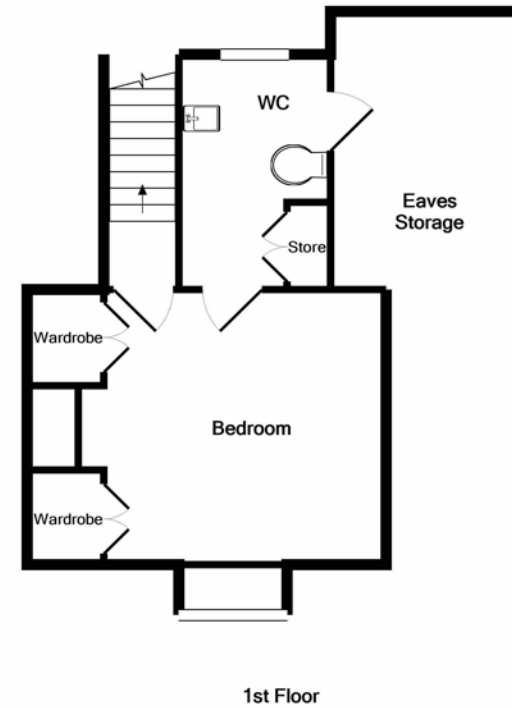
e. [stourbridge@taylors-estateagents.co.uk](mailto:stourbridge@taylors-estateagents.co.uk)

#### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Ground Floor



1st Floor

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)