



**STONE LANE, KINVER,  
NR. STOURBRIDGE, SOUTH STAFFS DY7 6EG**

**Taylor's**

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## STONE LANE, KINVER, NR. STOURBRIDGE, SOUTH STAFFS DY7 6EG

This **WELL PRESENTED AND RATHER GENEROUS, FOUR BEDROOM, DETACHED FAMILY HOME** affords an excellent layout with both gas central heating and double glazing but, moreover, has tremendous **VERSATILITY**. From the Initial Reception Hall: **Lovely Breakfast Kitchen, Good Separate Dining Room, stairs to a sub-Hall, Guests Cloakroom, LARGE SITTING ROOM, Occasional Room/Study, Utility, stairs to a sub-Landing, TWO GOOD DOUBLE BEDROOMS, stairs to the first-floor landing, EXCELLENT MASTER BEDROOM with ENSUITE, Further Bedroom/Bedroom Four and House Bathroom. Block Paved Driveway, DOUBLE GARAGE plus WORKSHOP/HOBBIES AREA, and with a Tiered Rear Garden having views towards Kinver Edge. Council Tax Band F.**

In further detail the accommodation is seen here to comprise;

### THE ACCOMMODATION

From the wide driveway there are steps to the right rising to the property's balcony front entrance, with wrought iron detail and easy access to the principal front entrance where a composite door with inset ornate double glazing opens to the;

#### RECEPTION HALL

Having stairs which lead off and rise with a balustrade, central heating radiator, ceiling light point and with doors leading off;

#### BREAKFAST/DINING KITCHEN 12' 2" x 10' 1"

With double glazed windows to the front and side, and being furnished with a good range of "shaker styled" cupboard fronted units, with the base cupboards and drawers being surmounted by roll edged work surfaces and having an inset one and a half bowl sink and drainer with mixer tap over. Complementary splashback tiling forms a surround to the work surfaces and continues to the "built-in cooker arrangement" which includes a five burner gas hob, electric fan assisted double oven below and with a concealed cooker hood located within a canopy within a range of wall mounted cupboards. In addition there is an integrated full sized dishwasher, suitable space for a tall fridge/freezer and upon a tiled floor there is suitable space for the arrangement of breakfasting/dining table and chairs. Central heating radiator and with two ceiling light points.

#### DINING ROOM/RECEPTION ROOM 12' 3" x 10' 3"

With an approach via double opening square paned glazed doors and with a double glazed window to the front. Ample space for the arrangement of formal dining table, chairs and other furnishings, and also with a central heating radiator, coving to the ceiling, three wall light points and ceiling light point.

Also from the hall, stairs rise with a balustrade to a;

#### SUB-HALL/LANDING

With stairs continuing to lead off, and with a ceiling light point and doors which radiate off;

#### GUESTS CLOAKROOM

With an obscure double glazed window to the side and appointed with a white suite to include a low level WC and wall mounted wash hand basin having complementary ornate splashback tiling. Fashionable "ladder styled" heated towel radiator, tiled floor and with a ceiling light point.

#### HOUSE BATHROOM 7' 1" x 6' 0"

With an obscure double glazed window to the side and appointed with a "Whirlpool style" bath having Triton T80 shower over, together with a complementary clear glazed shower screen. Full height tiling from around the bath continues at half height with a border tile detail to both the low level WC and pedestal wash hand basin. Fashionable "ladder styled" heated towel radiator, shaver connection socket, ceiling extractor fan and with recessed ceiling lighting.

#### LINEN/AIRING CUPBOARD

Conveniently approached off the first floor landing housing a pre-insulated hot water cylinder and with slatted shelving above for linen storage.

### OUTSIDE

A **WIDE BLOCK PAVED DRIVEWAY** presents vehicular parking space as well as an approach to the;

#### DOUBLE GARAGE 26' 0" x 18' 0" (when measured overall)

With two singular up and over doors providing an approach to a concrete floor and further with a cold water tap, fluorescent ceiling strip lights and, to the right hand side, with a **WORKSHOP** recess (17' 8" x 17' 4" and included in the overall measurements) which provides space for a variety of potential use, either as a workshop area, hobbies area or simply for storage purposes.

#### REAR GARDEN

May be approached from side gated access or alternatively from the utility, sitting room or home study. An initial patio is broad and has steps to one side which rise to a **BALCONY OF DECKING** and to lawned tiers, all of which view towards Kinver Edge.

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





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#### PLEASANT SITTING ROOM 16' 7" x 11' 10"

With two sets of part square paned glazed double opening doors to the rear garden and further, within a squared recess, there is a "stove styled" gas fire having an oak styled porcelain mantle above. Central heating radiator, provisions for a television, coving to the ceiling, three wall light points and with a ceiling light point.

#### ADDITIONAL RECEPTION ROOM/SNUG/HOME OFFICE 11' 10" x 10' 0" (when measured at widest points)

Having square paned double opening doors to the rear garden and with a variety of potential use. There is an oak panel flooring, central heating radiator and ceiling light point.

#### UTILITY 6' 5" x 5' 10"

With a double glazed window and adjoining single glazed door to the side, and with an expanse of work surface having an inset sink and drainer with mixer tap above, complementary splashback tiling and, just below, with cupboard storage, dryer position and suitable space and plumbing for an automatic washing machine. Wall mounted double cupboard, wall mounted Worcester central heating boiler, central heating radiator, Xpelair extractor and with a ceiling light point.

#### FIRST FLOOR

Stairs rise with a balustrade from the sub-landing/hall to a;

#### MID-LANDING

With a double glazed window set to a dormer to the front, ceiling light point and with doors leading off;

#### BEDROOM TWO 12' 5" x 10' 5"

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

#### BEDROOM THREE 12' 4" x 10' 4"

Again an excellent double bedroom and one which has a double glazed window set to a dormer to the front, central heating radiator and with a ceiling light point.

From the mid-landing stairs continue to rise to the;

#### FIRST FLOOR LANDING

Which has a loft access point, ceiling light point and doors which lead off;

#### GENEROUS BEDROOM ONE 14' 3" (only from the fitted wardrobes) x 12' 0" (when measured at widest points)

With two double glazed windows to the rear, fitted cream double wardrobes, either side of display shelving, central heating radiator, ceiling light point and with a door to;

#### ENSUITE 6' 6" x 5' 6"

With an obscure double glazed window to the side and appointed with a white suite to include a corner shower enclosure having Mira shower within and with full height splashback tiling forming a half height surround, with a border tile detail, to both the "winged" hand wash basin which is part recessed into a vanity unit and has a low level WC to one side with an enclosed cistern. Fashionable "ladder styled" heated towel radiator, extractor fan and with recessed ceiling lighting.

#### BEDROOM FOUR 10' 0" x 9' 7" (when measured at widest points)

With a double glazed window to the rear, central heating radiator 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.

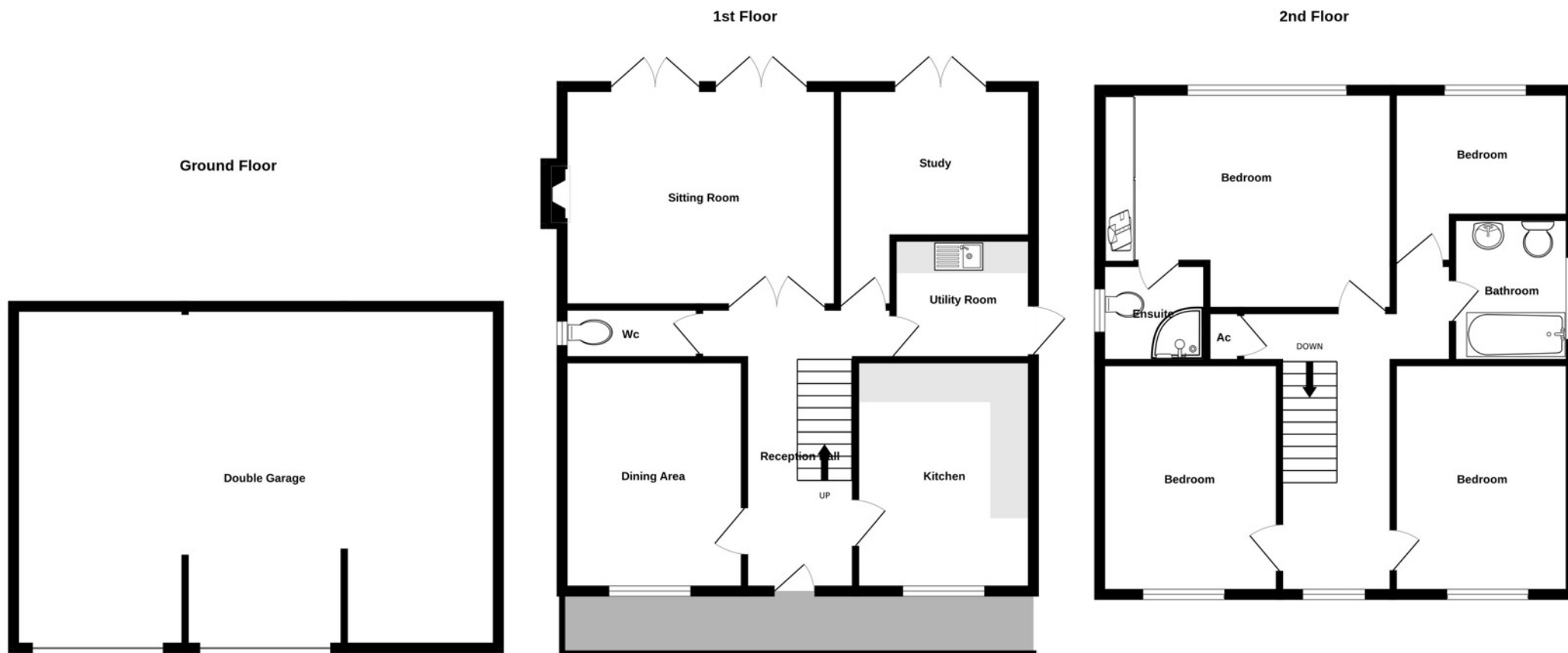
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Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained.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

#### MISREPRESENTATION ACT 1967

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