



**YORK CRESCENT, WOLLASTON,
STOURBRIDGE DY8 4RT**

Taylor's

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Enjoying a setting in this established address, and available for sale with **NO UPWARD CHAIN**, this **MOST APPEALING, THREE-BEDROOM, SEMI-DETACHED FAMILY HOME** should interest those seeking popular local schools and proximity to the countryside fringe. The gas centrally heated and double-glazed layout briefly comprises: Reception Hall, Sitting Room, Dining Room, Enlarged Kitchen, Wet Room/Shower Room, First Floor Landing, Three Bedrooms and Bathroom. Front Garden, Drive approach to the Garage and with an Enclosed Rear Garden. Council Tax Band C.



In further detail;

GROUND FLOOR

An arched vestibule provides a sheltered approach to the property's UPVC part double glazed entrance door, which has adjoining obscure double glazed windows, and opens to the;

RECEPTION HALL

Extending 15 ft in length and having stairs which lead off and rise to the first floor accommodation (later mentioned). Central heating radiator, ceiling light point and with doors leading off;

SITTING ROOM 14' 10" x 11' 4" (when measured at widest points)

With a delightful walk-in UPVC double glazed bay window to the front. Feature tiled fireplace with a gently raised and projecting hearth together with prominent traditionally styled gas fire. There is also a central heating radiator, provisions for a television and ceiling light point.

SEPARATE DINING ROOM 12' 0" x 10' 8"

With UPVC double glazed sliding patio doors viewing to the rear garden and also with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Wall mounted gas fire, provisions for a television and with a ceiling light point.

Returning to the hall, doors continue to;

KITCHEN 12' 5" x 8' 5" (when measured at widest points)

An arrangement which has a UPVC double glazed window to the rear and a UPVC part double glazed door to the side. Furnished with a range of oak styled cupboard fronted units, the base cupboards and drawers are surmounted by roll edged work surfaces and include an inset sink and drainer having mixer tap above.



AIRING CUPBOARD

Houses the insulated hot water cylinder and has slatted shelving for linen storage.

OUTSIDE

Set back behind a tidy lawned foregarden, an adjoining driveway provides vehicular parking space together with an approach to the property's vestibule front entrance and also to the;

GARAGE

Which has an up-and-over door and a side pedestrian door.

REAR GARDEN

With an initial patio area extending to a shaped lawn which has established borders upon either side. Towards the rear boundary there is a timber garden shed.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Complementary splashback tiling forms a surround which continues to the built-in cooker arrangement which includes a "four burner" gas hob, gas double oven and grill below and with a concealed cooker hood located within a range of wall mounted cupboards and shelving. Suitable space and plumbing for an automatic washing machine, tiled floor, fluorescent ceiling strip light and within the "utility area" there is suitable space for a tall fridge/freezer, other appliance space, central heating radiator and a ceiling light point. Door to;

WET ROOM 9' 6" x 5' 5" (at widest points)

With a UPVC obscure double glazed window to the side and having a defined shower area with Triton T80 electric shower, together with full height splashback tiling which continues to form a surround to the low level WC and wall mounted hand wash basin. Central heating radiator, extractor fan and with a ceiling light point.

DEEP CLOAKS/PANTRY CUPBOARD

Approached from the reception hall and providing for excellent general purpose storage space.

FIRST FLOOR

Stairs rise to;

LANDING

With a UPVC obscure double glazed window to the side, loft access point, central heating radiator and with doors radiating off;

BEDROOM ONE 15' 9" x 10' 5" (at widest points)

With a UPVC "walk-in" double glazed bay window to the front, range of fitted "light wood styled" furniture including an array of wardrobe and cupboard storage, together with a dressing table with drawers. Provisions for a television and with a ceiling light point.

BEDROOM TWO 12' 0" x 10' 10"

With a large UPVC double glazed window enjoying a distant rear view and with a ceiling light point.

BEDROOM THREE 9' 6" (at widest point) x 6' 10"

With a UPVC double glazed window to the front, and with a ceiling light point.

BATHROOM 8' 2" x 6' 9" (at widest points)

With a UPVC obscure double glazed window to the rear, and appointed with a three piece arrangement to include bath with Triton T80 shower over, complementary full height tiling forming a surround and with tiling continuing to the low level WC and to the hand wash basin which is recessed above a toiletry cupboard. Central heating radiator, extractor fan 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.

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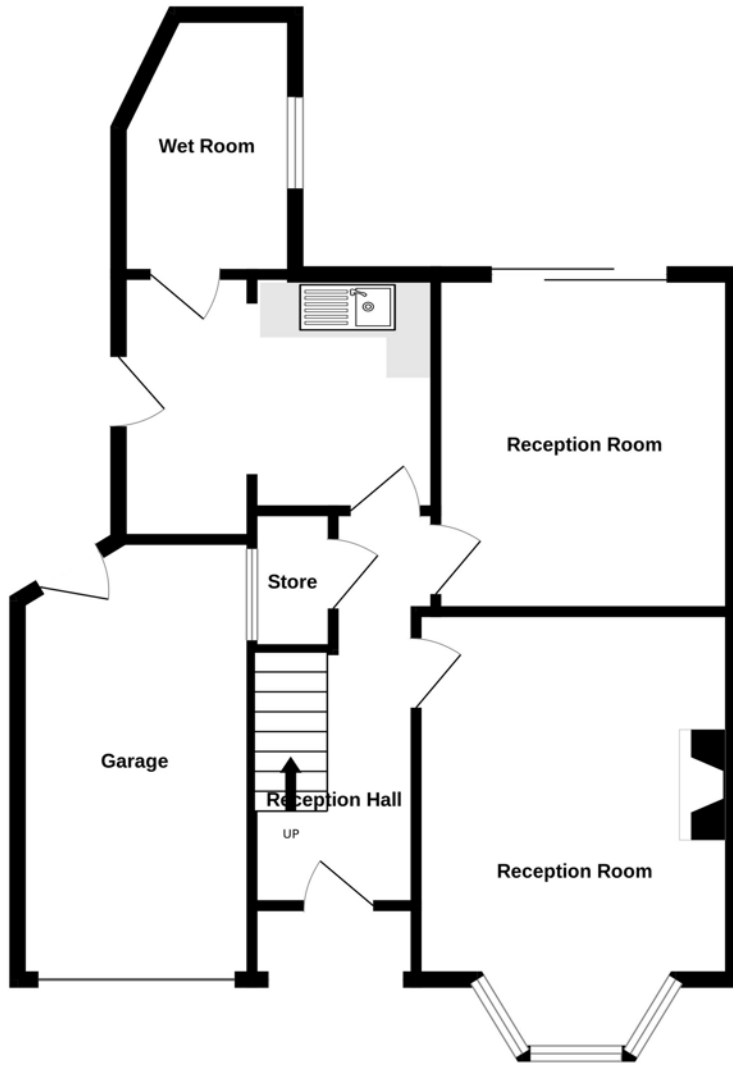
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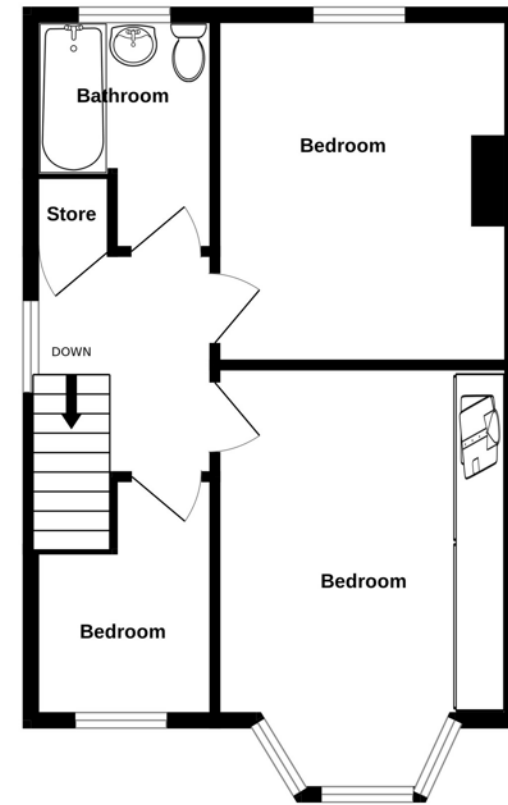
MISREPRESENTATION ACT 1967

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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).



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