



**VICARAGE ROAD, WOLLASTON,
STOURBRIDGE, DY8 4NP**

Taylor's

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Favouring an elevated setting in this established address, not far from popular schools and the village shops, this **WELL PLANNED, EXTENDED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** is complimented by a lovely garden, and with gas central heating and double glazing, briefly comprises: Reception Hall, **EXTENDED REAR SITTING ROOM** with patio doors, Separate Dining Room, Enlarged Kitchen, Landing, Three Bedrooms and Bathroom. Fore Garden, Drive approach to an Open-Ended **TANDEM GARAGE** and with a Lovely Rear Garden. Available for sale with **NO UPWARD CHAIN. Council Tax Band C**

****NEW BOILER INSTALLED IN 2022 ****

An arched vestibule provides a sheltered approach to the property's principal front entrance where a UPVC door with inset obscure double glazing, and with adjoining UPVC obscure double glazed windows opens to the;

RECEPTION HALL

Extending 13 ft in length and having stairs which lead off and rise to the first floor accommodation (later mentioned). In addition there is a central heating radiator, useful understair cupboard, coving to the ceiling, ceiling light point and doors which radiate off;

FRONT RECEPTION ROOM/SITTING ROOM 13' 0" (into bay) x 10' 10"

With a UPVC square leaded double glazed bay window to the front and further with a central heating radiator, coving to the ceiling and two wall light points.

EXTENDED REAR RECEPTION ROOM 19' 4" x 10' 10" (when measured at widest points)

Arranged in two distinct parts, with an initial;

SITTING AREA

Including a feature stone fireplace which has a gently raised and projecting hearth, together with a "coal effect" living flame styled gas fire. In addition with a central heating radiator, two wall light points and being open to the;

DINING AREA

Which has UPVC double glazed sliding patio doors to the rear garden, ample space for the arrangement of dining table and chairs as may be preferred, central heating radiator, serving hatch to the kitchen, wall light point and ceiling light point.

OUTSIDE

Enjoying an elevated position for greater privacy, and set back behind a tidy foregarden with specimen plants and shrubs to the borders. An adjoining driveway provides for vehicular parking space and also extends to the;

OPEN ENDED GARAGE 30' 0" x 8' 10"

A TANDEM arrangement which includes a garage door operated from a remote control, and with a concrete floor, ceiling lighting and a door which returns to the earlier mentioned kitchen.

LOVELY REAR GARDEN

An aspect of the property which has been the subject of care and attention over many years, with a shaped lawn garden having borders with an array of specimen plants and shrubs, together with a pebbled pathway to one side which extends towards rear boundary where there are further plants and flowers. In addition there is a GREENHOUSE as well as a SUMMERHOUSE.

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+)	A		
(81-91)	B		84
(69-80)	C		
(54-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

KITCHEN 16' 0" x 5' 10"

With UPVC double glazed windows to the side and rear and being furnished with a range of white cupboard fronted units, with base cupboards having roll edged work surfaces above and an inset stainless steel sink and drainer with mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and further to the integrated "four burner" gas hob. Built-in electric oven with integrated grill, wide expanse of breakfast bar and with wall mounted cupboards providing additional storage space and washing machine. UPVC part obscure double glazed door to the side and with two ceiling light points.

FIRST FLOOR

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

LANDING

With a UPVC double glazed window to the side, ceiling light point and with doors leading off;

BEDROOM ONE 13' 5" x 8' 9" (measured only to the wardrobes)

With a UPVC square leaded double glazed window to the front, and with an array of fitted furniture to include wardrobes and a dressing table into the bay, having drawers upon either side. Central heating radiator and with two wall light points.

BEDROOM TWO 11' 7" x 9' 5"

With a UPVC double glazed window to the rear, fitted wardrobes, chest of drawers and with bedside tables positioned either side of double bed recess. Central heating radiator, wall light point and with a ceiling light point.

BEDROOM THREE 7' 7" x 6' 7"

With a UPVC square leaded double glazed window to the front, fitted single wardrobe and cupboards, central heating radiator and ceiling light point.

BATHROOM 6' 10" x 6' 1"

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement to include a bath having Triton shower over, folding shower screen and with full height splashback tiling forming a surround which continues to both the low level WC and to the hand wash basin which is recessed into a double door vanity cupboard. Central heating radiator with towel rail surround, wall mounted electric fan heater and with a ceiling light point.



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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.

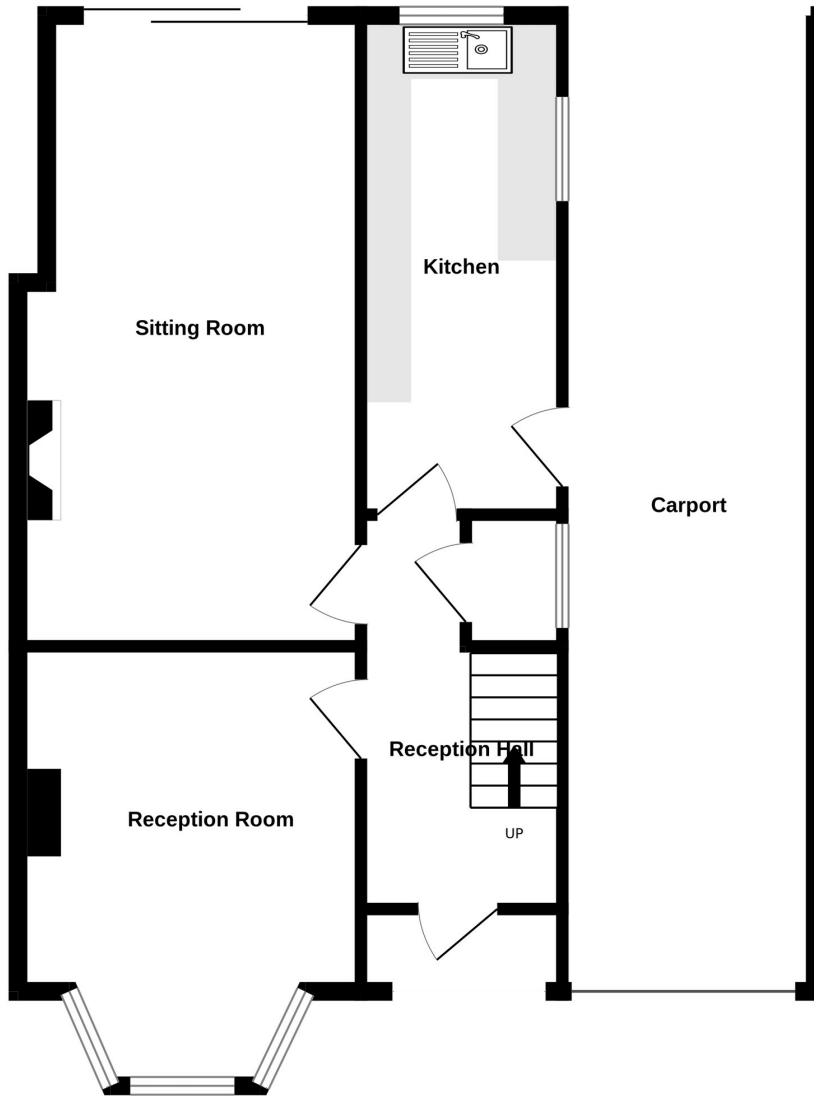
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

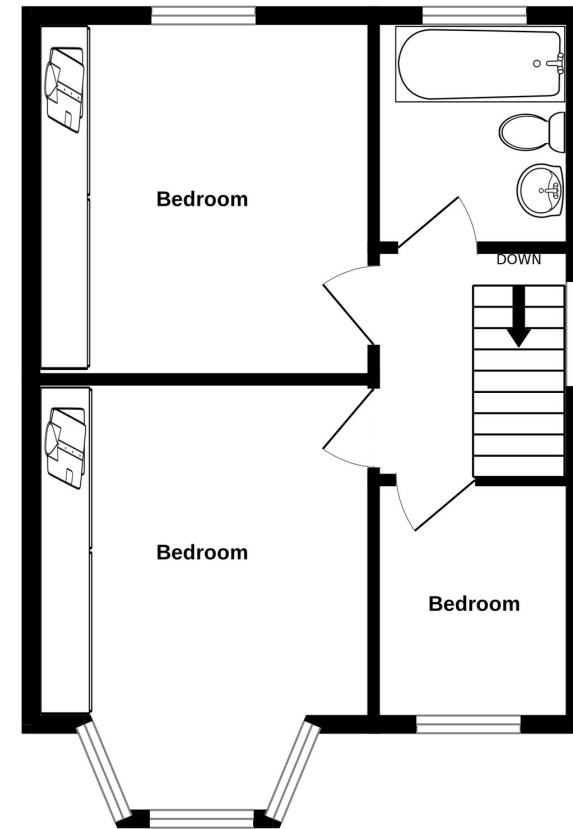
MISREPRESENTATION ACT 1967

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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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