



**NASH GARDENS, WOLLASTON,  
STOURBRIDGE DY8 4GA**

**Taylor's**





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**On the fringe of the popular Doulton Brook development in Wollaston, this WELL PRESENTED AND THOUGHTFULLY PLANNED, FOUR BEDROOM, DETACHED FAMILY HOME favours a CORNER SETTING and has a long driveway to a Detached Garage. With gas centrally heated and double glazed accommodation over two floors; Reception Hall, Guests Cloakroom, Sitting Room, IMPRESSIVE COMBINED DINING KITCHEN, Utility, Landing, Four Bedrooms (Master with ENSUITE) and Modern House Bathroom. Attractive double fronted styling, long driveway to a Detached Garage and with an Enclosed Level Garden. Council Tax Band E.**



In further detail the accommodation which is planned over two floors is seen here to comprise;

**GROUND FLOOR**

A composite front entrance door with inset obscure double glazing, opens to the;

**RECEPTION HALL 14' 3" (including stairs) x 6' 9"**

A lovely entrance hallway with stairs leading off rising to the first floor accommodation, and with an oak styled flooring. In addition there is a central heating radiator, mains connected smoke alarm, ceiling light point and doors which lead off;

**CLOAKS CUPBOARD**

Provides for coat hanging and excellent general purpose storage space.

**GUESTS CLOAKROOM**

Appointed with a modern white suite to include a low level WC and with a pedestal wash hand basin set to complementary "Metro" styled splashback tiling. Continuation of the oak style flooring from the reception hall, extractor fan and with a ceiling light point.

**PLEASANT SITTING ROOM 19' 9" x 11' 2"**

With a UPVC double glazed window to the front and further with UPVC double glazed double opening door and adjoining tall UPVC double glazed windows, opening and viewing to the enclosed garden. With an attractive oak style flooring, this is an arrangement which also had two central heating radiators, provisions for a television and two ceiling light points.

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

**IMPRESSIVE OPEN PLAN KITCHEN WITH DINING AREA 19' 8" x 11' 9"**  
(when measured at widest points)

Undoubtedly a most notable feature of the property, with excellent natural illumination given the dual aspect which includes UPVC double glazed windows to the side and front elevations. Arranged in two distinct parts, the initial;

**HOUSE BATHROOM 6' 9" x 6' 2"**

With a UPVC obscure double glazed window and appointed with a modern white suite to include a bath having shower over, complementary shower screen and with full height splashback tiling forming a surround to the bath. There is further tiling to both the pedestal wash hand basin and low level WC. Central heating radiator, ceiling extractor fan and with a ceiling light point.

**LINEN CUPBOARD**

Conveniently approached off the landing.

**OUTSIDE**

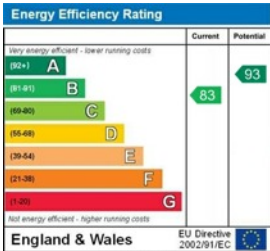
Undoubtedly the CORNER SETTING enjoyed by the property is of appeal, just off "Nash Gardens" itself, with a private driveway extending to the property's own LONG DRIVE which provides for excellent vehicular parking space together with an approach to the;

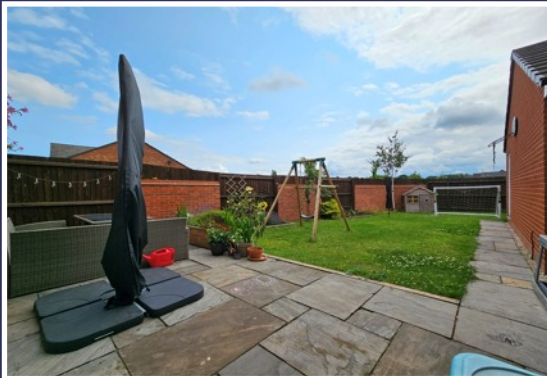
**GARAGE 19' 9" x 9' 10"**

With an up-and-over door, concrete floor, potential storage within the loft space, ceiling light point and with a side pedestrian door.

**ENCLOSED GARDEN**

May be approached from the sitting room or alternatively from side gated access. An initial patio area extends to a level lawn which has some raised "sleeper borders".





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### DINING AREA

Has suitable space for the arrangement of dining table, chairs and other furnishings as may be preferred. Central heating radiator, ceiling light point and with an oak styled flooring continuing through to the;

### WELL FITTED KITCHEN

Furnished with an array of white cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with an inset one and a half bowl sink and drainer having a mixer tap over. Complementary splashback tiling forms a surround. The built-in "stainless steel" cooker arrangement comprises a "four burner" gas hob, electric fan assisted oven below with an integrated grill and with a stainless steel splashback rising to a canopy hood. Range of wall mounted cupboards providing additional storage space, built-in fridge with separate freezer compartment beneath, and with an array of recessed LED ceiling lights. Central heating radiator, extractor fan and with an open approach afforded to the;

### UTILITY 6' 6" x 5' 1"

Furnished to complement the kitchen with base cupboards being surmounted by a contrasting roll edged work surface, together with suitable space and plumbing for an automatic washing machine. Wall mounted double cupboard and with an additional cupboard housing the "Ideal" gas fired central heating boiler system. Central heating radiator, continuation of the oak style flooring from the combined dining kitchen and with a ceiling light point.

### FIRST FLOOR

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

### LANDING

With central heating radiator, loft access point, mains connected smoke alarm, ceiling light point and with doors radiating off;

### BEDROOM ONE 11' 7" x 11' 1"

With a UPVC double glazed window viewing to the enclosed garden, central heating radiator, television connection point, ceiling light point and with a door to;

### ENSUITE 6' 5" x 5' 1" (when measured at widest points)

Appointed with a white suite to include a fully tiled shower recess having clear glazed screen opening doors, and with further tiling to both the pedestal wash hand basin and low level WC. Central heating radiator, extractor fan and ceiling light point.

### BEDROOM TWO 12' 2" x 9' 8"

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

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

Favouring a dual aspect with UPVC double glazed windows to the front and side, central heating radiator and ceiling light point.

### BEDROOM FOUR 10' 2" x 8' 4" (when measured at widest points)

With a UPVC double glazed window, 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.

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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**

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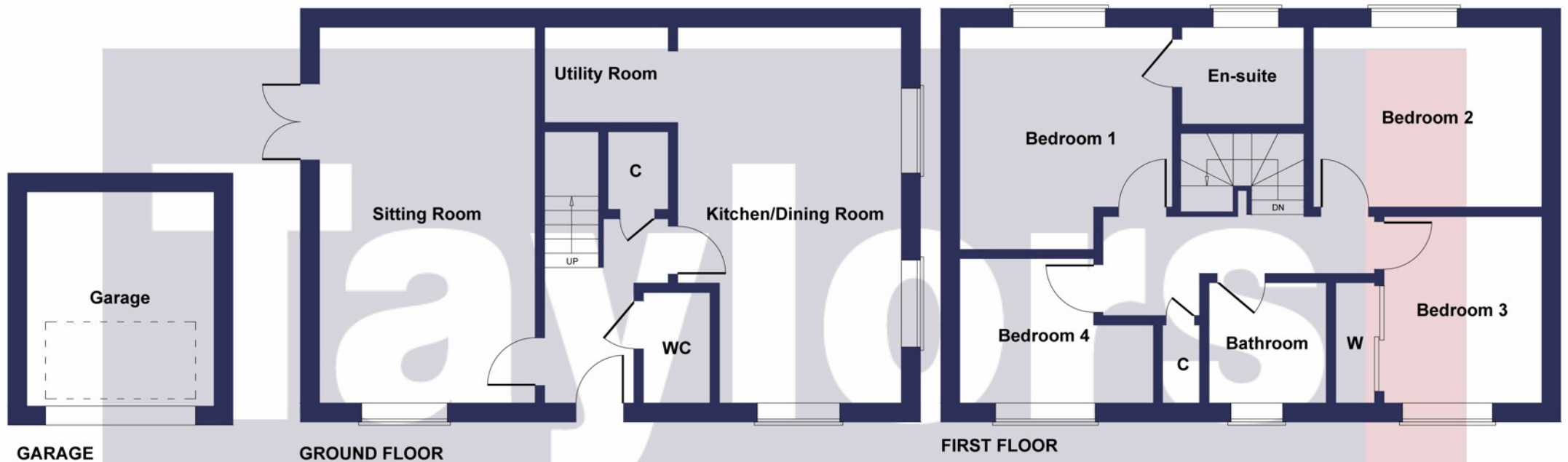
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