



**STAR STREET, LYE
STOURBRIDGE DY9 8TU**



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WALKING DISTANCE TO LYE HIGH STREET, and not far from MERRY HILL SHOPPING CENTRE and STEVENS PARK, stands this MUCH-IMPROVED THREE BEDROOM END OF TERRACE HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the property comprises in brief; Entrance porch/hallway, lounge, dining room, kitchen, downstairs shower room, three first floor bedrooms and a landscaped rear garden. To view, do not hesitate to contact Taylor's Estate Agents STOURBRIDGE office. Council Tax Band A



In further detail the accommodation is spread over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH/HALLWAY

Entered through an obscure glazed side entrance door with adjoining glazed window units, having built in storage cupboard, ceiling lighting and doors leading to;

LOUNGE 12'7" x 12'2"

Entered through a door from the entrance hallway, having feature 'walk-in' UPVC double glazed bay window unit to front aspect, a gas central heating radiator and ceiling lighting.

DINING ROOM 12'2" x 11'2"

Entered through a door from the entrance hallway, having UPVC double glazed window unit to side aspect, UPVC double glazed window unit to garden aspect, a gas central heating radiator, door with stairs to first floor accommodation (later detailed) and ceiling lighting.

KITCHEN 13'4" x 6'7"

Entered through a door from the dining room, well furnished with a white kitchen.

BEDROOM THREE 8'4" x 6'3"

Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

OUTSIDE

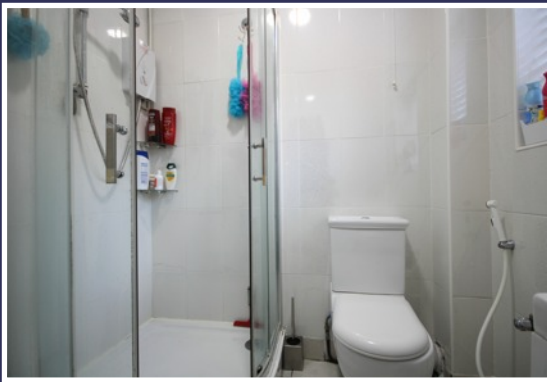
The property is situated in the heart of Lye, walking distance to the high street and not far from Stevens Park and Merry Hill Shopping Centre. Upon approach the property is appealing to the eye with its traditional 'bay-fronted' appearance. Parking is 'on-street' and to the rear;

LANDSCAPED GARDEN

Can be accessed wither via the UPVC double glazed french door from the kitchen or via the shared side access point with the adjoining terraced property, it is a low maintenance space which has been fully slabbed, ideal for garden furniture and entertaining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



At floor level are a good range of base units having both cupboard and drawer storage, plumbing for washing machine, dishwasher and further space for oven with four-point electric hob. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level is splashback wall tiling, extractor fan, good range of wall-mounted cupboard units for storage, larger space for American-style fridge/freezer combination, UPVC double glazed window unit to garden aspect, a gas central heating radiator, loft hatch to ground floor loft space and ceiling lighting.

DOWNSTAIRS SHOWER ROOM 6'5" x 6'3"

Entered through a door from the kitchen, appointed with a three-piece shower suite consisting of corner shower with shower tray, sliding glass shower screens, chrome shower fittings, pedestal toilet, vanity wash hand basin with mixer tap, a gas central heating radiator, obscure UPVC double glazed window unit to garden aspect, wall and floor tiling, extractor fan and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING

Having stairs from ground floor, a gas central heating radiator, loft hatch to loft space and ceiling lighting.

BEDROOM ONE 11'1" (to wardrobes) x 10'1"

Entered through a door from the landing, having built-in wardrobes, a gas central heating radiator, UPVC double glazed window unit to side aspect, UPVC double glazed window unit to garden aspect and ceiling lighting.

BEDROOM TWO 11'3" x 9'1"

Entered through a door from the landing, having a gas central heating radiator, built-in cupboard storage, UPVC double glazed window unit to front aspect and ceiling lighting.

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 affect 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.

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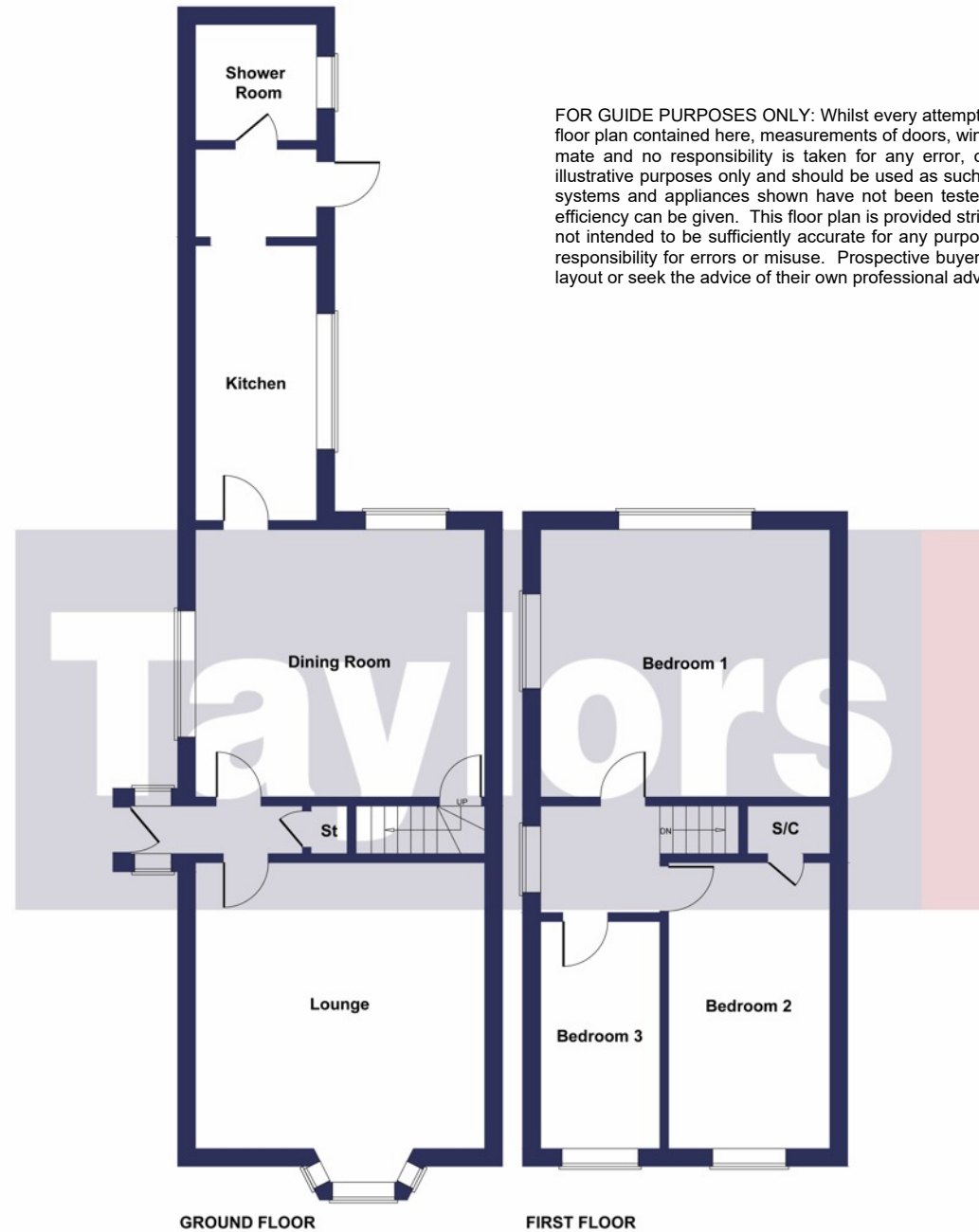
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MISREPRESENTATION ACT 1967

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.

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).



GROUND FLOOR

FIRST FLOOR

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

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