



**MOUNT STREET,
STOURBRIDGE DY8 1HY**



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Located in a **MOST SECLUDED** and **PRIVATE SETTING** within Mount Street, not far from **STOURBRIDGE TOWN CENTRE**, **BUS STATION** and **SHUTTLE SERVICE TO STOURBRIDGE JUNCTION**, stands this **DECEPTIVELY LARGE** and **EXTENDED ONE/TWO BEDROOM BUNGALOW FOR THE OVER 60's**. Having **GAS CENTRAL HEATING**, **DOUBLE GLAZING** and **AVAILABLE WITH NO UPWARD CHAIN**, the property comprises in brief; Entrance porch, lounge, kitchen, conservatory, bedroom one, bedroom two/dining room and shower room. The property comes with an **ALLOCATED PARKING SPACE**, a **DELIGHTFUL FRONT LAWN AREA** and a **PRETTY** and **SUNNY GIREAR ARDEN** ideal for relaxing in! To view please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band C.

In further detail the accommodation is set over a singular level and comprises;

ENTRANCE PORCH

Having a obscure UPVC double glazed front door, obscure UPVC double glazed unit to front aspect, ceiling lighting and a door to the lounge.

LOUNGE 12'9" x 12'1"

Entered through a door from the entrance porch, having a feature fire with stone surround, hearth and mantle, a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

DINING ROOM/BEDROOM TWO 9'5" x 8'3"

Entered through double doors from the lounge, having a gas central heating radiator, UPVC double glazed patio door to garden aspect and ceiling lighting.

INTERNAL HALLWAY

Entered off the lounge having loft hatch to loft space, airing cupboard storage, ceiling lighting and doors to further accommodation.

Upon approach, the property has an allocated parking space to the front, and is accessed via a pedestrian pathway to the front door. Fronting the property is a most private outlook with a front lawn area. To the rear stands;

REAR GARDEN

Can be accessed either via the property's side access, through the conservatory or via the dining room/bedroom two, it is a very private and pretty garden space having a mix or both patio and lawn areas, together with some mature trees, shrubs and plants. It offers a sunny aspect and is ideal for relaxing in as the location provides a most tranquil environment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BEDROOM ONE 11'2" x 9'8"

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

SHOWER ROOM 6'2" x 5'5"

Entered through a door from the internal hallway, well-appointed with a three piece shower suite consisting of electric corner shower with shower tray and sliding glass shower screens, pedestal toilet, vanity wash hand basin with mixer tap, a gas centrally heated towel rail, wall mounted storage, wall tiling, obscure UPVC double glazed window unit to garden aspect, extractor fan and ceiling lighting.



KITCHEN 11'4" x 7'10"

Entered through a door from the internal hallway, well-furnished with a wood style kitchen. At floor level, a good range of base units having both cupboard and drawer storage, plumbing for washing machine and a gas central heating radiator. Surmounted on top are roll-edged worktops having inset four-point gas hob and inset sink with drainer and mixer tap. AT eye level, splashback tiling, space for larder-style fridge/freezer combination, larder style cupboard units housing integrated oven, a good range of wall-mounted cupboard units, boiler, UPVC double glazed window unit to garden aspect, obscure glazed door to conservatory, extractor fan and ceiling lighting.



CONSERVATORY 10'1" x 9'0"

Entered through a door from the kitchen, having a gas central heating radiator, multiple UPVC double glazed window units to garden aspect and UPVC double glazed patio door to garden aspect.

OUTSIDE

The property is located in a most secluded and private setting within Mount Street, not far from Stourbridge Town Centre, Bus Station and Shuttle Service to Stourbridge Junction.

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.

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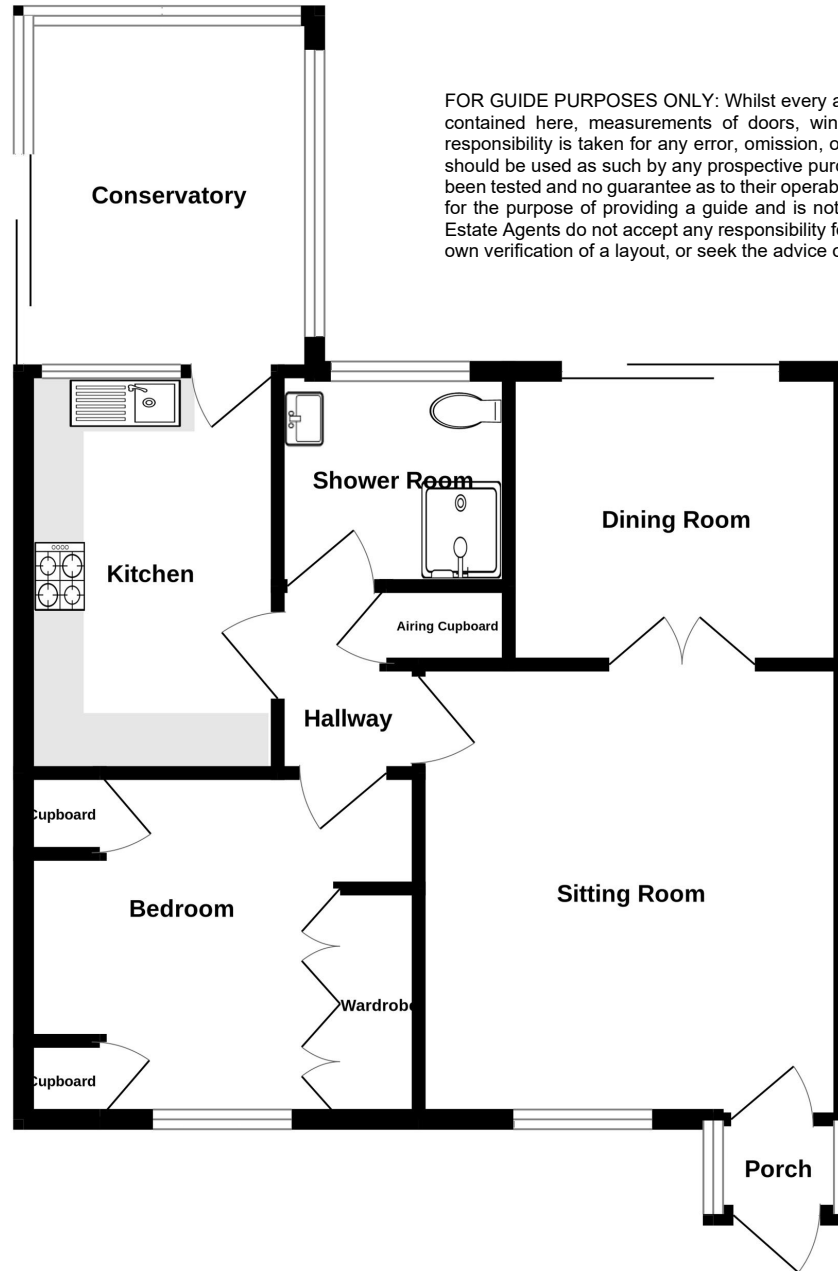
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MISREPRESENTATION ACT 1967

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).



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