



**CRYSTAL AVENUE, WORDSLEY,  
STOURBRIDGE DY8 4AR**



# Taylor's

## CRYSTAL AVENUE, WORDSLEY, STOURBRIDGE DY8 4AR

Enjoying a setting in this now established address, with views to primary school playing fields opposite, **RATHER SURPRISING, SUCCESSFULLY EXTENDED AND IMPROVED, THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME** is notably well placed with easy access to both Kingswinford and Stourbridge towns. Planned over two floors, the **ENLARGED LAYOUT** which includes both gas central heating and double glazing is seen to comprise: reception hall, sitting room, enlarged family room/dining room, **LARGE KITCHEN** with a vaulted style ceiling, inner lobby/hall, guests cloakroom, first floor landing, **THREE DOUBLE** bedrooms and white bathroom. Foregarden, drive approach to the **GARAGE** (with roller door) and with an enclosed level garden. Council Tax Band B.



In further detail;

A contemporary styled composite front entrance door with inset double glazing and an adjoining UPVC obscure double glazed panel, opens to the;

### RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, laminate flooring, coving to the ceiling, ceiling light point and with a door opening to;

### SITTING ROOM 13' 9" x 13' 2"

With a large UPVC double glazed window to the front, feature brick stone fireplace with gently raised marble topped hearth and mantle, and with an inset coal effect gas fire. Central heating radiator, television connection point, coving to the ceiling, two wall light points and with a ceiling light point. Door to;

### ENLARGED FAMILY ROOM/DINING ROOM 17' 0" x 8' 10"

With UPVC double glazed sliding patio doors and a UPVC double glazed window favouring a view to the enclosed rear garden and providing good natural illumination within. There is ample space for the arrangement of dining table, chairs and other furnishings upon a laminate flooring, together with coving to the ceiling and two ceiling light points. A bi-fold door opens to a **VERSATILE CUPBOARD** with excellent general purpose storage and coat hanging space, and an open archway continues to the;

### LARGE KITCHEN EXTENSION 18' 10" x 7' 8" (when measured at widest point)

A room which is amplified by the vaulted ceiling which extends over 9 ft at it's highest, and further with UPVC double glazed windows to the side and rear elevations. Furnished with an excellent range of base and wall cupboards the base units and drawers have work surfaces above together with an inset sink and drainer with mixer tap.

Low level WC, winged hand wash basin part recessed into a double door vanity cupboard and with a fashionable "ladder styled" heated towel radiator. Extractor fan and with two wall light points.

### OUTSIDE

Set back behind a tidy foregarden, an adjoining **PEBBLED DRIVEWAY** facilitates vehicular parking space, an approach to the property's front entrance door and further with an approach to the;

### GARAGE 15' 7" x 7' 6"

Which has a roller door, concrete floor, fluorescent ceiling strip light and with a door at the rear returning to the earlier mentioned inner hall/lobby.

### ENCLOSED LEVEL GARDEN

Has an initial patio space with both slabs and an artificial lawn, and with a pathway extending towards the rear boundary where an amenity garden space has borders with an array of plants and shrubs. There is a pebbled garden area which is ideally suited for pots and tubs, as well as a vegetable garden growing area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Complementary splashback tiling forms a surround to the work surfaces, and the cooker position has a stainless steel splashback rising to a concealed extractor located within a range of wall mounted cupboards. The wall cupboards have underlighting to the work surfaces beneath. Suitable space and plumbing for an automatic washing machine, built-in fridge, central heating radiator, composite part glazed door to the rear garden, two ceiling light points and with a door to;

**INNER HALL/LOBBY**

With door to the garage (later mentioned), ceiling light point and with a door to;

**GUESTS CLOAKROOM**

Appointed with a white suite to include a low level WC and with a wall mounted hand wash basin having complementary splashback tiling. There is a wall mounted Worcester BOSCH combination boiler system, central heating radiator and ceiling light point.

**FIRST FLOOR**

Stairs rise from the reception hall to;

**GALLERY STYLE LANDING** 14' 3" x 7' 10" (when measured at widest points)

With a large UPVC double glazed window to the front and with a "study area" as may be preferred. Given the proportion of this gallery landing, with balustrade around the stair rise, there is suitable space to create a study/home office area. Central heating radiator, loft access point, recessed ceiling lighting and with a conventional ceiling light point. Doors radiate off;

**BEDROOM ONE** 11' 3" x 10' 4"

With a large UPVC double glazed window viewing to the rear, central heating radiator, laminate flooring, coving to the ceiling, recessed ceiling lighting and with a conventional ceiling light point.

**BEDROOM TWO** 11' 1" x 10' 4"

With a broad UPVC double glazed window viewing to the front and across Crystal Avenue towards school playing fields, and further with a central heating radiator, laminate flooring and ceiling light point.

**BEDROOM THREE** 15' 7" x 7' 3"

Again a good DOUBLE BEDROOM and one which has UPVC double glazed windows to the front and rear. There are also two central heating radiators and a ceiling light point.

**BATHROOM** 8' 0" x 6' 4"

With a UPVC double glazed window to the rear and appointed with a white suite to include a "P" shaped bath with shower over, and with complementary splashback boarding forming a surround.

**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.

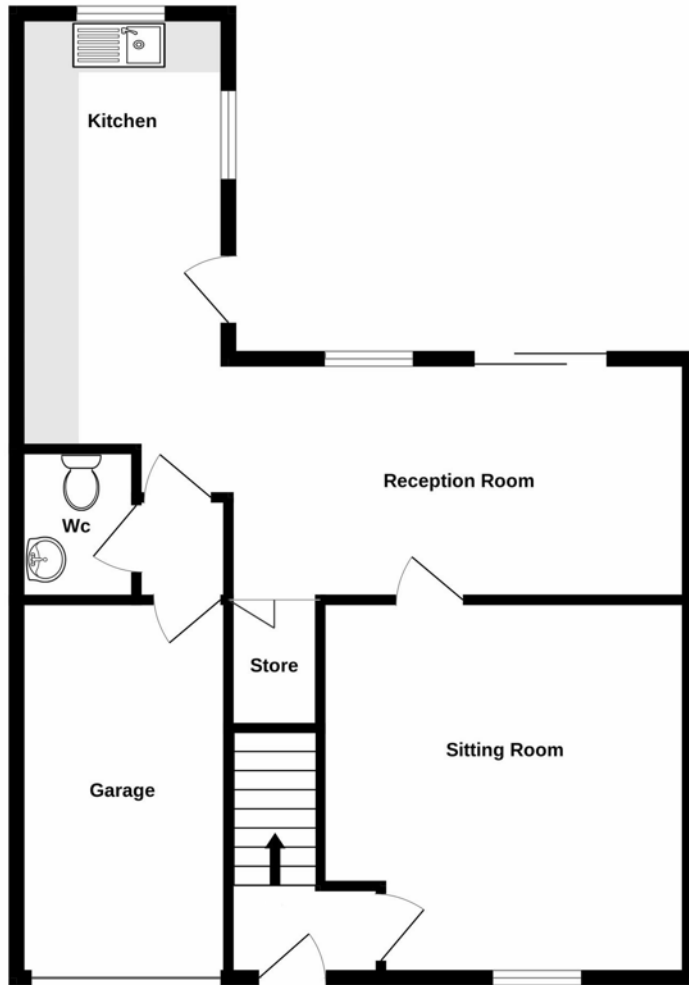
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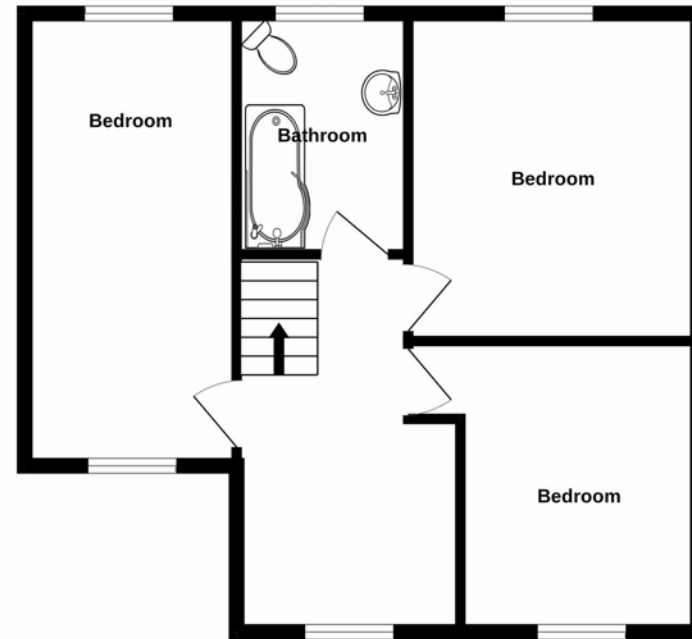
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Ground Floor



1st Floor



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