



**HIGH STREET, WOLLASTON
STOURBRIDGE DY8 4NH**

Taylor's

Taylor's

HIGH STREET, WOLLASTON, STOURBRIDGE DY8 4NH

Available to market for the **VERY FIRST TIME** since it was **ARCHITECTURALLY DESIGNED** and **BUILT** by the current owners, stands this **DECEPTIVELY SPACIOUS, MODERN, DETACHED FOUR-DOUBLE BEDROOM FAMILY RESIDENCE**. Located only a **STONES THROW** from **WOLLASTON HIGH STREET**, it is a truly **CONVENIENT LOCATION** for local **SHOPS** and **SERVICES**, together with being within good catchments for **GREAT LOCAL SCHOOLING**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **IMPOSING FAMILY HOME** comprises in brief; Entrance porch, entrance hallway, dining kitchen open to separate utility, full-width lounge dining room, downstairs w/c, four double bedrooms (master with en-suite) and spacious family bathroom. Occupying the front aspect is a **IMMACULATE BLOCK-PAVED DRIVE** providing **GENEROUS OFF-ROAD PARKING** leading to an **INTEGRAL SINGLE GARAGE**, with to the rear a **FLAT, SUNNY** and **PLEASANT GARDEN** having **LAWN** and **PATIO** areas. In order to **FULLY APPRECIATE** this **SPACIOUS FAMILY RESIDENCE**, a viewing is **ESSENTIAL** and to do so please contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band E.

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

ENTRANCE PORCH

Having obscure UPVC front door, two UPVC double glazed window units to front aspect, obscure UPVC double glazed door to entrance hallway and ceiling lighting.

ENTRANCE HALLWAY 24'3" (max) x 16'1" (max)

Having obscure UPVC double glazed door from entrance porch, two gas centrally heated radiators, stairs with balustrade to first floor accommodation (later detailed), cupboard storage, ceiling lighting and doors to ground floor accommodation.

DINING KITCHEN 13'7" (max) x 12'3" (max)

Entered through a door from the entrance hallway. At floor level, furnished with a good range of base units having both drawer and cupboard storage, space for rangemaster cooker with hob combination. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, good range wall-mounted cupboard units, extractor fan, space for dining room table and chairs, UPVC double glazed window unit to front aspect, UPVC double glazed window unit side aspect, ceiling lighting and door/opening to utility.

UTILITY 11'5" (max) x 6'2" (max)

Entered through an opening from the kitchen, having a gas central heating radiator, base cupboard units, plumbing for washing machine and tumble dryer, space for larder-style fridge/freezer combination, boiler, roll-edged worktops, wall tiling, obscure UPVC double glazed door to side aspect, ceiling lighting and door to downstairs w/c.

DOWNSTAIRS W/C 7'4" (max) x 3'5" (max)

Entered through a door from the utility, appointed with pedestal wash hand basin with hot/cold tap combination, pedestal toilet, a gas central heating radiator, wall tiling, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

Constructed by the current owners, it is available for the first time and is a terrific detached residence. On approach, the property greets you with a full-width block-paved driveway providing generous parking for multiple vehicles, leading to the front elevation and;

INTEGRAL GARAGE 19'5" (max) x 9'9" (max)

Having electric up-and-over front garage door, ceiling lighting and door to entrance hallway.

REAR GARDEN

A most pleasant and private space, square in size and a most generous space overall. Having patio, lawn and potting bedding area, it is a functional yet pretty space, ideal for any next custodian.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(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	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

LOUNGE DINING ROOM 27'0" (max) x 14'7" (max)

Entered through a door from the entrance hallway, having feature gas fire with stone surround, hearth and mantle, two gas centrally heated radiators, two UPVC double glazed french doors to garden aspect with adjoining UPVC double glazed window units, wall and ceiling lighting.

FIRST FLOOR ACCOMMODATION

GALLERY LANDING 15'0" (max) x 14'10" (max)

Accessed via stairs with balustrade from entrance hallway, having UPVC double glazed window unit to garden aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 15'3" (max) x 12'8" (max)

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

BEDROOM ONE EN-SUITE 11'7" (max) x 3'6" (max)

Entered through a door from bedroom one, well-appointed with a three piece shower suite consisting of pedestal toilet, pedestal wash hand basin with hot/cold tap combination, fitted shower with shower tray and shower screen, wall tiling, extractor fan, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

BEDROOM TWO 12'4" (max) x 12'0" (max)

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

BEDROOM THREE 12'1" (max) x 8'10" (max)

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

BEDROOM FOUR 11'7" (max) x 8'0" (max)

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

FAMILY BATHROOM 10'4" (max) x 7'3" (max)

Entered through a door from the landing, well-appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower curtain, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, a gas centrally heated towel rail, airing cupboard storage, wall tiling, extractor fan, ceiling lighting and obscure UPVC double glazed window unit to side aspect.

OUTSIDE

The property is situated only a stones throw away from Wollaston High Street, convenient for local shops, services and good local schooling.

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.

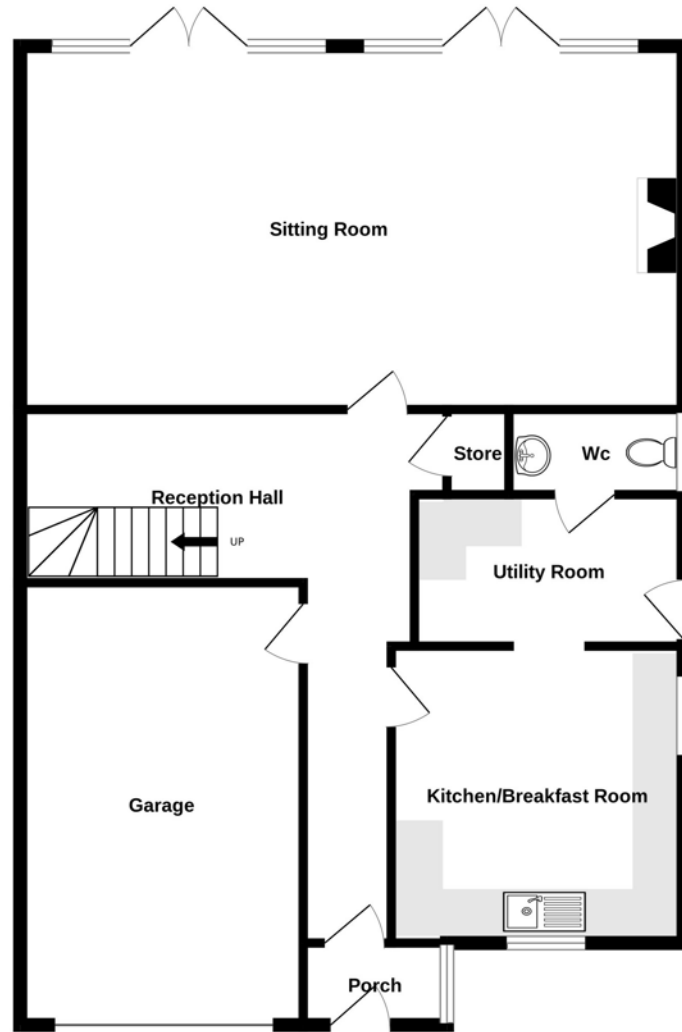
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

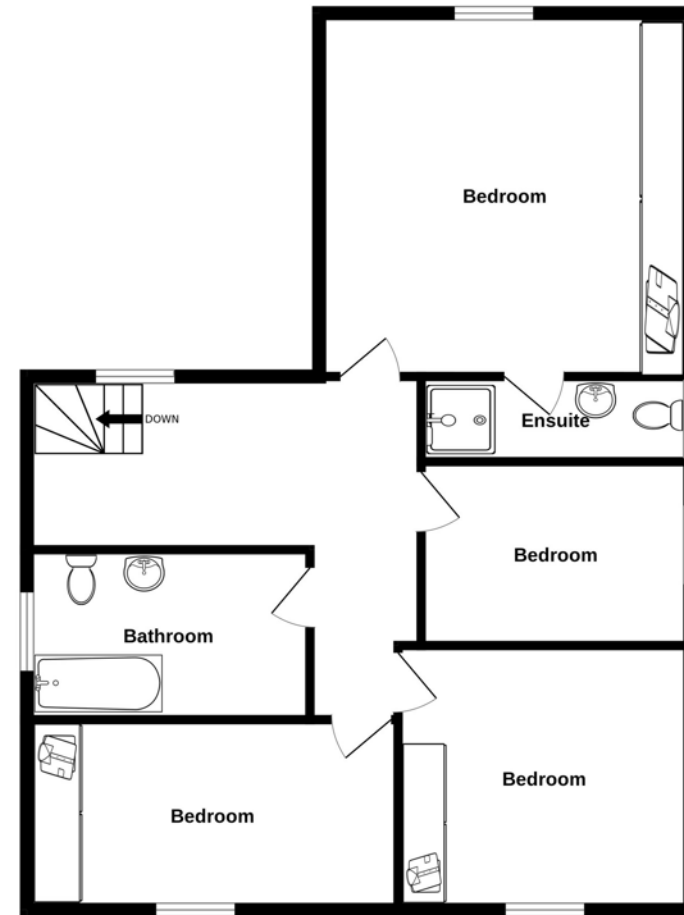
MISREPRESENTATION ACT 1967

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.

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).



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

www.taylors-estateagents.co.uk