



**MEADOW PARK ROAD, WOLLASTON,  
STOURBRIDGE DY8 4TU**







# MEADOW PARK ROAD, WOLLASTON, STOURBRIDGE DY8 4TU

Pleasantly situated in this now established close, this **WELL PRESENTED, ONE BEDROOM, SEMI-DETACHED BUNGALOW** is complimented by a **LARGE CONSERVATORY**, and with gas central heating and double glazing, is seen to comprise: **Hall, Sitting Room with Dining Area, Conservatory, Kitchen, Good Double Bedroom and Shower Room. Fore Garden, Drive to Garage and with a Level, Enclosed Rear Garden favouring privacy. Age restricted to those 55 years and above. Tenure: Freehold. Construction: Brick Built with a tiled, pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C.**



In further detail;

## THE ACCOMMODATION

A side facing part obscure double glazed door opens to the;

### RECEPTION HALL

With central heating radiator, coving to the ceiling, loft access point, ceiling light point and with white painted "Regency style" doors leading off;

### SITTING ROOM 12' 10" x 17' 10" (when measured at widest points)

With a feature fireplace having a gently raised and projecting hearth, together with a part recessed "coal effect" electric heater. In addition there are two central heating radiators, provisions for a television, coving to the ceiling, two ceiling light points and within a wide recess there is a defined space for dining table and chairs. Large double glazed window and with a glazed door opening and viewing into the;

### BROAD CONSERVATORY 16' 7" x 7' 5"

An excellent addition with tremendous versatility, including tall UPVC double glazed windows and with a polycarbonate roof structure. Double opening UPVC double glazed doors open and view to the enclosed, principally level, rear garden. Light wood styled laminate flooring, central heating radiator and with two wall light points.

Ceiling light point and with a UPVC part double glazed door returning to the garden. It would be possible to take out the petition so to create a larger garage space.

### ENCLOSED GARDEN

May be approached via the garage or alternatively from the UPVC double glazed double opening doors from the conservatory. There is an initial patio with raised border to one side and a path which leads through a level lawn. Towards the rear boundary there are additional patio areas, both pebbled and slabbed, and a gate within the rear boundary extends into open land.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT OWNERSHIP HAS AN AGE RESTRICTION AS SUCH BUYERS MUST BE 55 YEARS OR OVER.



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



#### KITCHEN 8' 5" x 7' 2"

With a UPVC double glazed bow window to the front and being furnished with a good range 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 above. Complementary splashback tiling forms a surround to the work surfaces and also continues to the cooker position which has a fitted cooker hood above. Selection of wall mounted cupboards at eye-level, appliance space and with a wall mounted "Ideal" gas fired combination boiler system. Tiled floor and fluorescent ceiling strip light.



#### BEDROOM 12' 10" x 9' 0"

With a UPVC double glazed window to the front having an arch top, and furnished with a selection of white furniture to include wardrobes, chest of drawers, bedside tables with display shelving above and with an array of cupboard storage above a double bed recess. Central heating radiator, provisions for a television, coving to the ceiling and ceiling light point.

#### SHOWER ROOM 5' 9" x 5' 5"

With a timber framed obscure double glazed window to the side and appointed with a white suite to include a corner shower enclosure having full height splashback tiling within, and with tiling continuing at full height with a border tile detail to form a surround to both the pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator, wall mounted electric fan heater and with a ceiling light point.



#### OUTSIDE

Set back behind a lawned foregarden with an established or namental tree, an adjoining tarmac drive, which includes a block frame surround, extends alongside the bungalow to present an approach to the property's principal side facing entrance, and further to the;

#### GARAGE

Sectioned in two parts, with the initial PART A (12' 2" x 8' 1") providing for general purpose storage and having a ceiling light point, and with a part walled petition to PART B (8' 3" x 5' 2") which effectively forms a "workshop area" and has a UPVC double glazed window at the rear.

#### 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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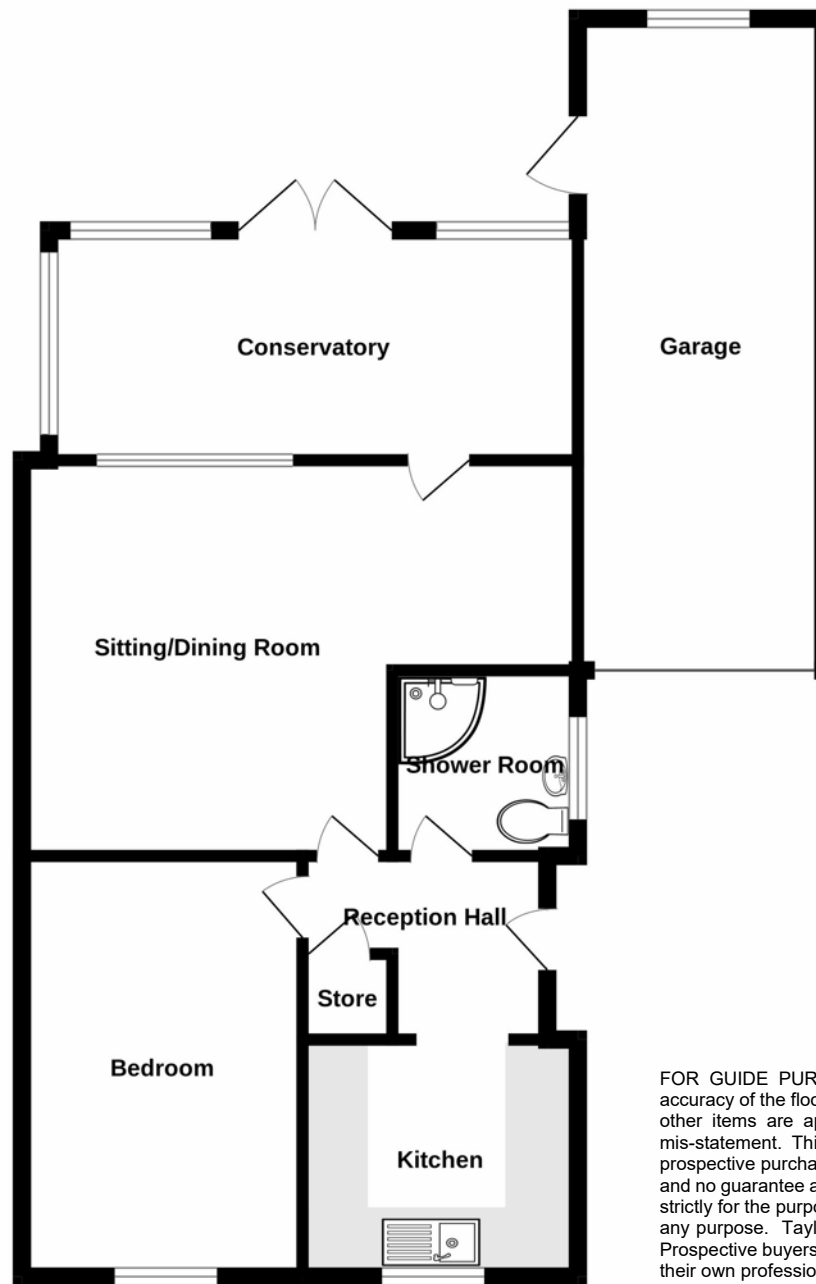
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