



**SOUTH ROAD,
STOURBRIDGE DY8 3UJ**





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Found in this established address, not far from Mary Stevens Park, this **MOST APPEALING, THREE BEDROOM, DETACHED FAMILY HOME** affords a layout with gas central heating and double glazing, to comprise; Reception Hall, Sitting Room with Dining Room Area off, Guests Cloakroom, Cream Kitchen with a range of integrated appliances, Landing, Three Bedrooms (Master with ENSUITE) and House Bathroom. Wall front, side approach to the property's own **BLOCK PAVED DRIVEWAY AND LARGE GARAGE**, and with an Enclosed **SOUTH FACING** Garden. Available for sale with **NO UPWARD CHAIN**. 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 D. EPC C.



In further detail the accommodation which is planned over two floors is seen to comprise;

GROUND FLOOR

A composite front entrance door with inset obscure and square leaded double glazing, opens to the;

RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, mains connected smoke alarm, ceiling light point and with a door to;

SITTING ROOM 16' 5" x 12' 5" (when measured at widest points)

With a UPVC squared leaded double glazed window to the front and further with a feature fireplace having a gently raised and projecting hearth, together with an inset "pebbled effect" gas fire. Central heating radiator, provisions for a television, ceiling light points and with an open approach into the;

DINING ROOM AREA 10' 0" x 7' 9"

With a UPVC squared leaded double glazed window to the rear and with suitable space for the arrangement of dining table and chairs. Central heating radiator, and with a ceiling light point.

GUESTS CLOAKROOM

Appointed in white with a low level WC and with a wall mounted wash hand basin. Complementary part height wall tiling with a border tile detail, central heating radiator, tiled floor, extractor fan and with a ceiling light point.

Also from the sitting room, a door opens to the;

KITCHEN 13' 1" x 7' 7"

With a UPVC squared leaded double glazed window to the rear and furnished with a good range of cream cupboard fronted units, with the base cupboards and drawers being surmounted by work surfaces and having an inset one and a half bowl stainless steel sink and drainer with mixer tap.

ENCLOSED REAR GARDEN

With an initial slabbed patio, including external power and a cold water tap, and with steps rising to a block paved path which extends through the principally level lawned garden. In addition there is a raised patio terrace to the left, and rear gated access which returns to the;

BLOCK PAVED DRIVEWAY

With an approach from alongside the property, the driveway is situated immediately behind the property's rear boundary, not only facilitating vehicular parking space but an approach to the;

GARAGE

Which has both an up and over door and pitched roof. This is a single garage of greater than average proportion.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	75	
(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	



Complementary splashback tiling forms a surround to the work surfaces and continues to the built-in "stainless steel" cooker arrangement which has a "four burner" gas hob, oven below and stainless steel canopy hood. Suitable space and plumbing for an automatic washing machine, integrated "full sized" dishwasher and with a built-in fridge having a separate freezer below. Range of wall mounted cupboards and with a wall cupboard housing the gas fired combination boiler system. Central heating radiator, tiled floor, two ceiling light points, television connection point and with a UPVC part obscure glazed door to the side.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

LANDING

With a UPVC square leaded double glazed window to the side, central heating radiator, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 13' 8" x 9' 2"

With a UPVC square leaded double glazed window to the front, central heating radiator, ceiling light point and with a door to;

ENSUITE

With a UPVC double glazed window to the side, and appointed with a white suite to include a tiled shower recess having clear glazed shower screen door entry, Triton shower within, and with tiling continuing at part height to form a surround to the low level WC and to the wall mounted wash hand basin. Shaver connection socket, ceiling extractor fan and with a ceiling light point.

BEDROOM TWO 10' 3" x 9' 1"

With a UPVC square leaded double glazed window to the rear, central heating radiator and ceiling light point.

BEDROOM THREE 7' 2" x 7' 0"

With a UPVC square leaded double glazed window to the rear, central heating radiator and ceiling light point.

HOUSE BATHROOM 7' 0" x 5' 6"

With a UPVC square leaded obscure double glazed window to the front and appointed with a white suite to include a moulded panelled bath with complementary splashback tiling forming a surround, low level WC and pedestal wash hand basin. Central heating radiator, shaver connection socket, extractor fan and ceiling light point.

OUTSIDE

As earlier mentioned this MOST APPEALING DETACHED FAMILY HOME forms part of this established address, not far from popular schools and Mary Stevens Park.

Set back behind a part walled front with wrought iron railings upon the top, and with a wrought iron gate providing an approach to the property's principal front entrance. There is also side gated access.

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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