



**WHEELER STREET, OLD QUARTER
STOURBRIDGE DY8 1XJ**

Taylor's

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Located within the **HEART OF THE 'OLD-QUARTER'** of **STOURBRIDGE CENTRAL**, not far from **GREAT LOCAL SCHOOLS, IDYLIC LOCAL PARKS** (such as Mary Stevens) and **STOURBRIDGE TOWN CENTRE** which hosts a range of convenient shops and services, lies this **MOST CHARMING, ATTRACTIVE** and **DECEPTIVELY SPACIOUS THREE BEDROOM TRADITIONAL-STYLE TERRACE HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Front lounge, dining kitchen, playroom/formal dining room, downstairs family bathroom, first floor landing, three bedrooms and an additional first floor family bathroom. To the rear stands a **LOW MAINTENANCE GARDEN SPACE** ideal for entertaining and 'al fresco dining'. To arrange a viewing to **FULLY APPRECIATE** the accommodation on offer, do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. **Tenure: FREEHOLD. Construction: Brick built, rendered and with a tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B EPC D.**



The property accommodation is set over two floors and comprises;

GROUND FLOOR

LOUNGE 14' 9" (max) x 13' 2" (max)

Having an obscure composite double glazed front door, a UPVC double glazed window unit to front aspect, wall and ceiling lighting, stairs with balustrade to first floor accommodation, a gas central heating radiator and a door to the kitchen.

KITCHEN 15' 4" (max) x 11' 5" (max)

Entered through a door from the lounge. At floor level there are a good range of base units having both cupboard and drawer storage, space for a washing machine and integrated dishwasher and space for an oven and grill combination. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level there are wall mounted cupboard units, space for a larder style fridge/freezer combination, larder style wall mounted cupboard units, splashback tiling and an extractor fan, ceiling lighting, a gas central heating radiator, a UPVC double glazed window unit to garden aspect and a UPVC double glazed French door to garden aspect.

DINING ROOM/PLAYROOM 14' 6" (max) x 8' 3" (max)

Entered through double doors from the dining kitchen having a gas central heating radiator, wall mounted cupboard units, a UPVC double glazed window unit to garden aspect, UPVC double glazed patio door to garden aspect and ceiling lighting.

It is truly convenient for great local schools, local parks (such as Mary Stevens) and nearby to Stourbridge town centre. On approach there is on-street parking and a dark grey brick constructed retaining wall with garden gate leading to the front elevation. The property is white rendered and features traditional Victorian style features above the windows and front entrance doorway. To the rear stands;

REAR GARDEN

Accessed either via the UPVC double glazed French door from the kitchen, or the UPVC double glazed patio door from the dining room/playroom it is a truly low maintenance area which is slabbed throughout making it an ideal space to both relax in and to entertain in for example, al fresco dining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FAMILY BATHROOM 8' 3" (max) x 8' 3" (max)

Entered through a door from the playroom and well-appointed with a three piece bathroom suite consisting of an overhead bath with shower over, shower screen and fitted bath panel, pedestal toilet, a vanity wash hand basin with mixer tap, wall mounted vanity cupboard unit, wall tiling, a gas centrally heated towel rail and further a gas central heating radiator, an obscure UPVC double glazed window unit to garden aspect, built-in cupboard storage and ceiling lighting.

FIRST FLOOR

LANDING 9' 8" (max) x 5' 8" (max)

Accessed via stairs with balustrade from the lounge having ceiling lighting, loft hatch to loft space and doors to all first floor accommodation.

BEDROOM ONE 11' 8" (max) x 9' 10" (max)

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

BEDROOM TWO 11' 3" (max) x 10' 9" (max)

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

BEDROOM THREE 7' 8" (max) x 7' 0" (max)

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

FAMILY BATHROOM 7' 8" (max) x 5' 4" (max)

Entered through a door from the landing being well appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, shower screen and fitted bath panel, pedestal toilet, a vanity wash hand basin with mixer tap, a gas central heated radiator, wall tiling, wall mounted cupboard units, an obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

OUTSIDE

This charming and characterful mid-terrace family home is well situated within the "Old Quarter" of Stourbridge central.

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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

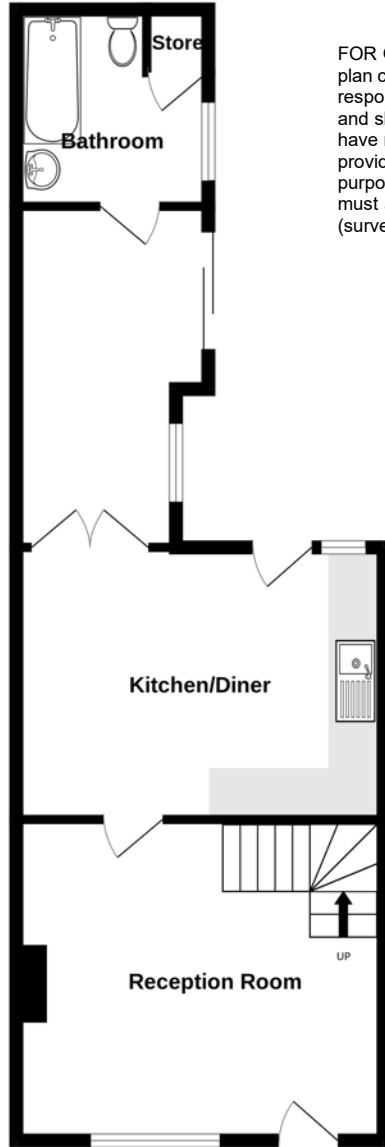
f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

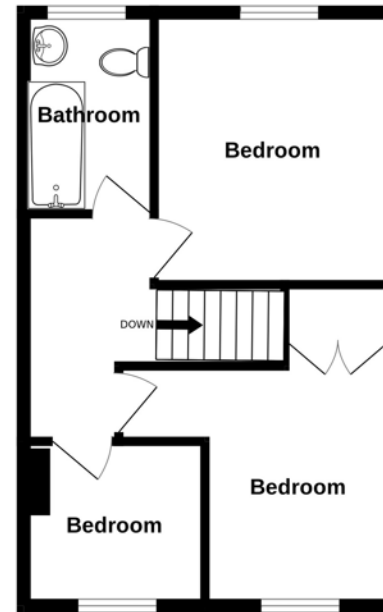
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Ground Floor



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).

1st Floor



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