



**DRAKES HILL CLOSE,  
WOLLASTON, STOURBRIDGE DY8 3LE**

**Taylor's**



# DRAKES HILL CLOSE, WOLLASTON, STOURBRIDGE DY8 3LE

**TUCKED AWAY** within a **TRULY DESIRABLE, PEACEFUL** and **HIGHLY SOUGHT AFTER CUL-DE-SAC ADDRESS** of **WOLLASTON**, not far from **GREAT LOCAL SCHOOLS, HIGH STREETS** serving **EXCELLENT SHOPS AND SERVICES** and **IDYLIC COUNTRYSIDE WALKS** (including nearby Bunkers Hill National Forest), stands this **MODERN, EXTENDED** and **MUCH-IMPROVED THREE BEDROOM LINK-DETACHED FAMILY RESIDENCE**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **DELIGHTFUL HOME** comprises in brief; Entrance porch, entrance hallway, full-width bay-fronted lounge, full-width dining kitchen, utility, downstairs w/c, conservatory, games room, first floor landing, three bedrooms and updated family bathroom. To the front aspect lies **AMPLE OFF-ROAD PARKING** provided by a **TARMAC DRIVE** with adjoining lawn area, and to the rear a **MOST SUNNY** and **PRIVATE-ASPECT GARDEN SPACE** with **VIEWS TO COUNTRYSIDE**. To be **FULLY APPRECIATED** a viewing is a must and to do so, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Brick built with tiled pitched roof. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **C**. EPC **D**.



The accommodation is set over two floors and comprises;

### GROUND FLOOR

#### ENTRANCE PORCH 8' 1" (max) x 4' 4" (max)

Having an obscure double glazed composite front door with adjoining obscure UPVC double glazed window unit to front aspect, ceiling lighting, door to the utility and an obscure UPVC double glazed door to the entrance hallway.

#### ENTRANCE HALL 5' 4" (max) x 4' 4" (max)

Having an obscure UPVC double glazed door, a gas central heating radiator, stairs to first floor accommodation (later detailed), ceiling lighting and doors to further ground floor accommodation.

#### LOUNGE 16' 6" (max) x 10' 7" (max)

Entered through a door from the entrance hallway having a large UPVC double glazed "bay style" window unit to front aspect, a gas central heating radiator and ceiling lighting.

#### DINING KITCHEN 16' 6" (max) x 10' 4" (max)

Entered through a door from the entrance hallway being beautifully furnished with a shaker style kitchen arrangement with island feature and separate dining space. At floor level there are a great range of base units having both drawer and cupboard storage, space for Rangemaster style cooker, space for integrated fridge, a fitted wine rack and integrated shelf storage. Surmounted on top are dark chunky work tops having inset sink with a drainer and mixer tap, at eye-level there is splashback tiling, a good range of both larder style and wall mounted cupboard units, integrated microwave, extractor fan, UPVC double glazed window unit to conservatory aspect, a UPVC double glazed French door to the conservatory, ceiling lighting and a gas central heating radiator.



### OUTSIDE

This delightful family home is tucked away within a truly desirable, peaceful and highly sought after cul-de-sac address of Wollaston not far from superb local schools, nearby high streets and idyllic countryside walks. On approach the property greets you with a tarmac driveway with adjoining front lawn area giving plenty of off-road parking for vehicles. To the rear you find:

### GARDEN SPACE

This extended, modern and much improved family home offers a most sunny and private aspect rear garden space further providing nearby countryside views, it has both ample patio space combined with neat and tidy lawn area making it ideal for families alike whether that be to play in, relax in or entertain in such as al fresco dining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(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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#### DOWNSTAIRS WC 6' 4" (max) x 2' 8" (max)

Entered through a door from the dining kitchen having a fitted vanity unit housing the toilet, a wall mounted wash hand basin unit with mixer tap and ceiling lighting.

#### UTILITY 7' 5" (max) x 6' 9" (max)

Entered through a door from the entrance porch having plumbing for washing machine, fitted base units, roll edged work tops, sink with a drainer and mixer tap, splashback tiling, wall mounted cupboard units and ceiling lighting.

#### GAMES ROOM 12' 7" (max) x 6' 7" (max)

Entered through a door from the conservatory having an electric radiator, a UPVC double glazed window unit to garden aspect, ceiling lighting and a further door to the utility.

#### CONSERVATORY 16' 6" (max) x 7' 4" (max)

Entered through a UPVC double glazed French door from the dining kitchen having wall mounted lighting, multiple UPVC double glazed window units to garden aspect, a UPVC double glazed French door to garden aspect and a UPVC double glazed door to the games room.

### FIRST FLOOR

#### LANDING 8' 6" (maximum) x 6' 3" (maximum)

Accessed via stairs from the entrance hallway being gallery in style having ceiling lighting and doors to all first floor accommodation.

#### BEDROOM ONE 13' 9" (max) x 10' 1" (max)

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

#### BEDROOM TWO 10' 8" (max) x 10' 0" (max)

Entered through a door from the landing having built-in cupboard storage, fitted wardrobes, a gas central heating radiator, UPVC double glazed window unit to garden aspect, a loft hatch to loft space and ceiling lighting.

#### BEDROOM THREE 8' 1" (max) x 6' 3" (max)

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

#### FAMILY BATHROOM 7' 7" (max) x 6' 4" (max)

Entered through a door from the landing and being beautifully appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, glass shower screen and fitted bath panel, a vanity unit housing a double wash hand basin combination both with mixer taps and underneath cupboard storage, a pedestal toilet, a gas centrally heated towel rail, floor and wall tiling and an obscure UPVC double glazed window unit to garden aspect, extractor fan and ceiling lighting.

### 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

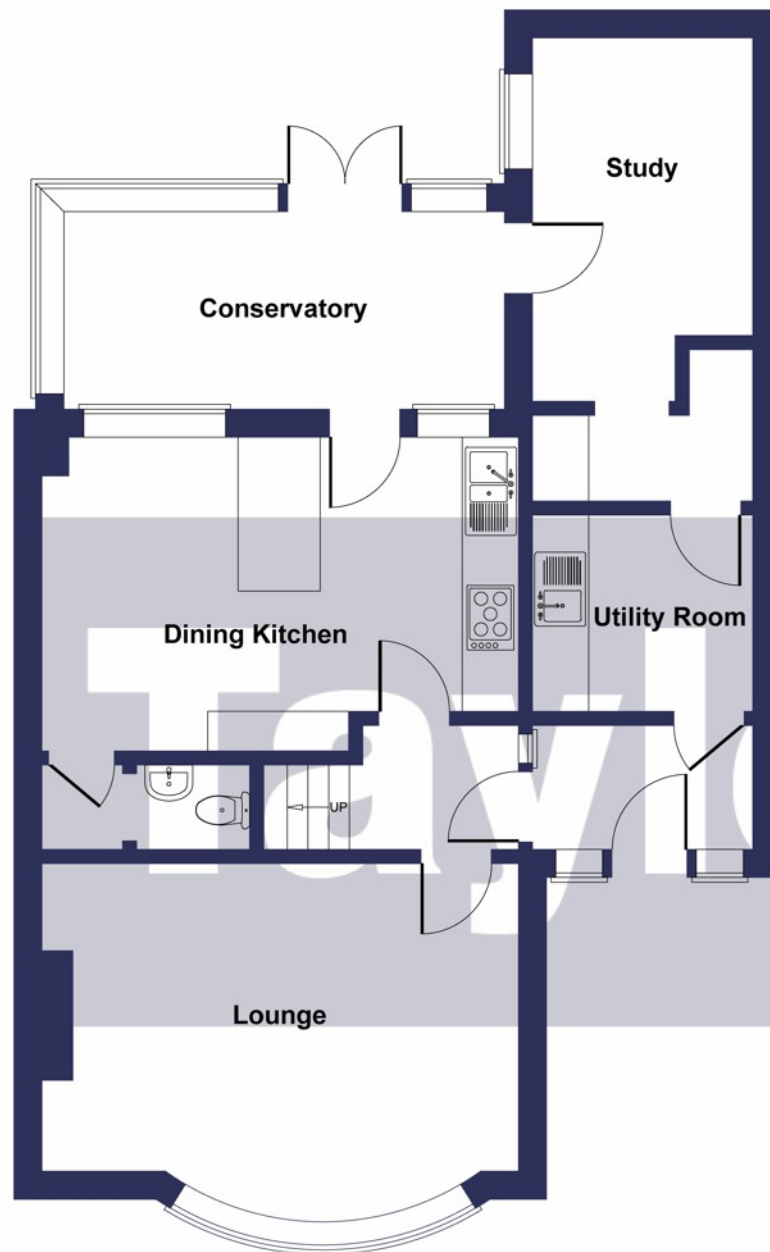
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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

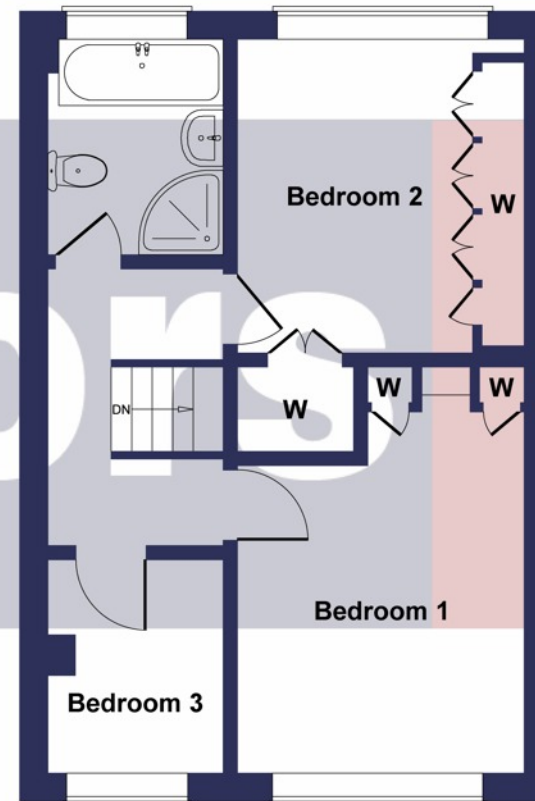
Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification 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**



**FIRST 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).



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