



**MERIDEN AVENUE,
WOLLASTON, STOURBRIDGE DY8 4QR**



Taylor's

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Situated within this **TRULY GENEROUS CORNER PLOT**, in one of **WOLLASTON'S MOST PREMIER** and **HIGHLY SOUGHT-AFTER ADDRESSES** and being a **STONES-THROW** away from **GREAT LOCAL SCHOOLS** and **WOLLASTON VILLAGE** itself, which hosts a **SUPERB RANGE** of **SHOPS** and **SERVICES**. This **EXTENDED, WELL-PLANNED** and **DECEPTIVELY SPACIOUS, THREE BEDROOM, TRADITIONAL SEMI-DETACHED FAMILY HOME** has **GAS CENTRAL HEATING** and **DOUBLE GLAZING**. The **DELIGHTFULLY PRESENTED RESIDENCE** comprises; Entrance hallway, lounge with bay window, dining room, conservatory, extended kitchen, utility, downstairs w/c, study/home office, first floor landing, three good bedrooms (one with bay window and built-in wardrobes) and a four-piece family bathroom. To the front aspect there is an **IN-AND-OUT DRIVEWAY** with adjoining **STONE/SHALE AREAS** providing **AMPLE OFF-ROAD PARKING** for **MULTIPLE VEHICLES** and leading to the front elevation. There is a **MOST GENEROUS SIDE ACCESS** and to the rear a **TREMENDOUS SIZED GARDEN SPACE** having **LUSH LAWN AREA, STUNNING PATIO**, ideal for alfresco dining and with a **GARDEN ROOM**. To **FULLY-APPRECIATE** the **WEALTH OF ACCOMMODATION** a viewing is essential and to do so, please contact Taylor's Estate Agents **STOURBRIDGE Office**. Tenure: **FREEHOLD**. Construction: **Brick Built** with main tiled pitched roof and side extension with pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.gov.uk/en-gb/broadband-coverage. Council Tax Band **D**. EPC **C**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH

Having obscure UPVC double glazed French doors to the front aspect, ceiling lighting and a door to the entrance hallway.

ENTRANCE HALLWAY 14' 1" (max) x 8' 5" (max)

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

LOUNGE 13' 4" (max) x 11' 7" (max)

Having an obscure glazed door from the entrance hallway with a feature "walk-in" UPVC double glazed bay window unit to front aspect, a feature gas fire with tiled hearth, surround and wood mantle, a gas central heating radiator, wall lighting and further ceiling lighting.

DINING ROOM 11' 9" (max) x 11' 9" (max)

Entered via an obscure glazed door from the entrance hallway having a gas central heating radiator, UPVC double glazed patio door to conservatory aspect, wall and ceiling lighting.

CONSERVATORY 12' 1" (max) x 7' 8" (max)

Having a UPVC double glazed patio door from the dining room with further multiple UPVC double glazed window units to garden aspect, two UPVC double glazed French doors to garden aspect and wall lighting.

KITCHEN 19' 8" (max) x 7' 7" (max)

Entered through an obscure glazed door from the entrance hallway being beautifully furnished with a shaker style kitchen arrangement.

Fitted corner shower with shower tray and shower screen sliding doors, vanity wash hand basin with mixer tap, pedestal toilet, wall tiling and obscure UPVC double glazed window unit to garden aspect, a gas centrally heated towel rail and ceiling lighting.

OUTSIDE

This delightful residence sits on a truly generous corner plot position upon one of Wollaston's most premier and highly sought after addresses. On approach the property greets you with an in-and-out driveway providing ample parking for multiple vehicles together with adjoining stone/shale areas. Moving on up to the front elevation of the property there stands a large side access point potentially providing additional parking via secure gates but further providing access to the rear garden.

REAR GARDEN

Located to the rear of the property this is truly a "one-off" garden area providing lush lawn areas, a stunning and much improved patio area ideal for alfresco dining and further a well built and useful garden room. It further provides a most private and sunny aspect making it a truly ideal space for the next future custodians.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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	



At floor level there are a great range of base units having both drawer and cupboard storage and further integrated breakfast bar arrangement. Surmounted on top are roll edged work tops having inset four point gas hob combination and inset sink with a drainer and mixer tap. At eye-level there is splashback tiling, a superb range of both larder style and wall mounted cupboard units, integrated grill and oven combination, space for larder style fridge freezer combination, extractor fan, two UPVC double glazed window units to garden aspect, a UPVC double glazed French door to garden aspect, a gas central heating radiator and ceiling lighting.

UTILITY 10' 6" (max) x 5' 0" (max)

Entered through a door from the kitchen having base units, plumbing for washing machine, roll edged work tops, inset sink with drainer and mixer tap, fitted cupboard storage, splashback tiling, wall mounted cupboard units and obscure UPVC double glazed window unit to side aspect, ceiling loft hatch and ceiling lighting.

DOWNSTAIRS WC 7' 1" (max) x 2' 5" (max)

Accessed via an additional hallway through a door from the utility having pedestal toilet, wall mounted wash hand basin with hot and cold tap combination, splashback tiling and ceiling lighting.

STUDY 7' 7" (max) x 7' 1" (max)

Entered through a door from the side entrance hallway, adjoining the downstairs WC having a UPVC double glazed window unit to front aspect and ceiling lighting.

FIRST FLOOR

LANDING 8' 5" (max) x 7' 5" (max)

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

BEDROOM ONE 14' 1" (max) x 11' 10" (max)

Entered through a door from the landing having feature walk-in UPVC double glazed bay window to front aspect, fitted wardrobes, a gas central heating radiator and ceiling and wall lighting.

BEDROOM TWO 11' 10" (max) x 11' 9" (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 THREE 8' 5" (max) x 8' 4" (max)

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

FAMILY BATHROOM 8' 1" (max) x 7' 6" (max)

Entered through a door from the landing and being beautifully appointed with a four piece bathroom suite consisting of a fitted bath with hot and cold tap combination and fitted bath panel.

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.

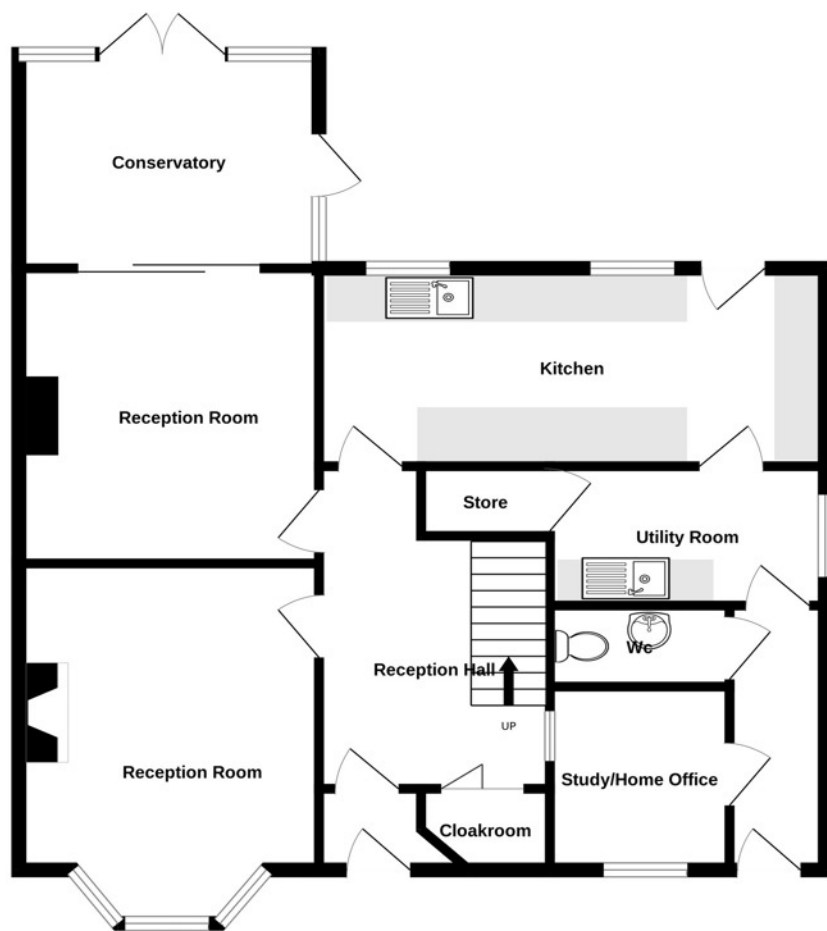
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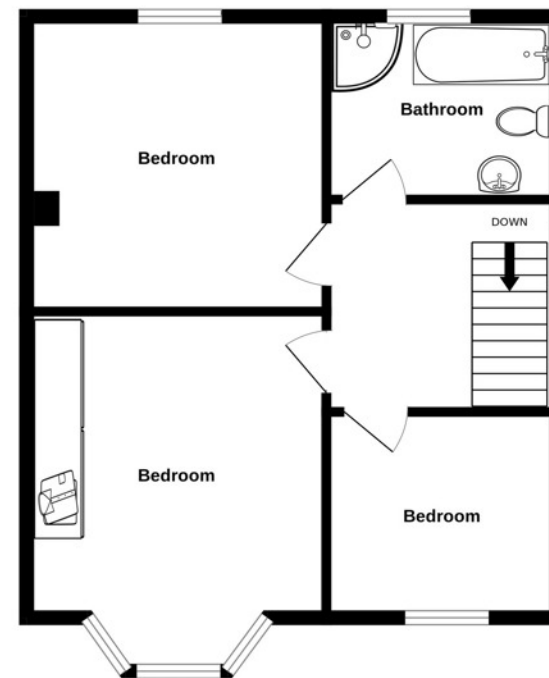
MISREPRESENTATION ACT 1967

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).



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