



**HAYES LANE, LYE
STOURBRIDGE DY9 8RD**

Taylor's



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Favouring a position in this established address, within easy reach of local amenities, this **TRADITIONAL, BAY-FRONTED, THREE BEDROOM, END OF TERRACE HOME** would ideally suit first-time buyers. The gas centrally heated and double glazed accommodation is planned over two floor to briefly comprise: **Hall with stairs, Sitting Room, Dining Room Area, Kitchen, First Floor Landing, Three Bedroom and Wet Room. Double Width Block Paved Drive and with a Lengthy Rear Garden. Tenure: Freehold. Construction: Brick/render, pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC D.**

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

GROUND FLOOR

A front entrance door with inset ornate double glazing and surrounding "arch topped" UPVC double glazing, opens to the;

PORCH

With a tiled floor and a UPVC part double glazed door with adjoining obscure double glazed windows, continuing to the reception hall.

RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, ceiling light point and with an approach to;

SITTING ROOM 12' 5" x 10' 0" (when measured at widest points)

With a "walk-in" UPVC double glazed bay window to the front, and further with a feature fire surround which includes a part recessed "pebbled effect" gas fire. Central heating radiator, provisions for a television, ceiling light point and with an approach to;

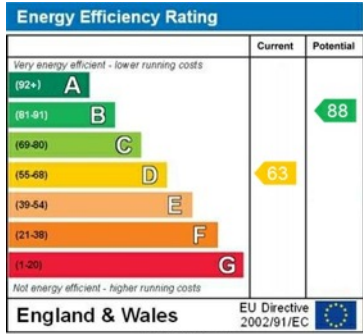
Fashionable "ladder styled" heated towel radiator and with a ceiling light point.

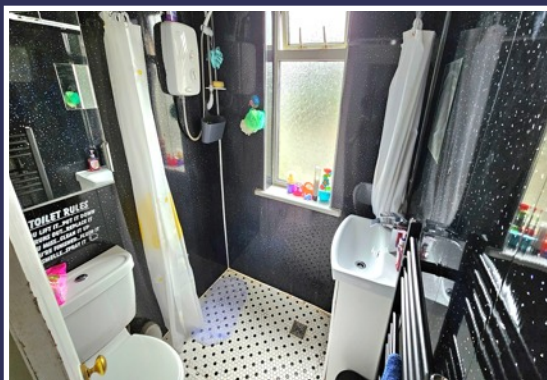
OUTSIDE

The property is set back behind a **WIDE BLOCK PAVED DRIVEWAY** which ensures ample vehicular parking space, and also affords an approach to the property's principal front entrance.

LENGTHY REAR GARDEN

An aspect which includes an initial patio area and extends with a lengthy, principally level lawn. This is an established aspect and one with suitable hardstanding for a garden shed.





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DINING ROOM AREA 12' 3" x 10' 0" (when measured at widest points)

With UPVC double glazed double opening doors and adjoining double glazed windows viewing to the lengthy rear garden, and further with ample space for the arrangement of dining table and chairs as may be preferred. Central heating radiator, ceiling light point and with an approach to the;

KITCHEN 10' 2" x 5' 1"

With a UPVC part double glazed door and adjoining UPVC double glazed window to the rear, and with an array of base cupboards having work surfaces above, inset stainless steel one and a half bowl sink and drainer having mixer tap over, splashback tiling, and with a cooker position. Suitable space for a tall fridge/freezer, space and plumbing for an automatic washing machine, tiled floor and fluorescent ceiling strip light.

FIRST FLOOR

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

LANDING

With a UPVC obscure double glazed window to the side, ceiling light point and with doors/access leading off;

BEDROOM ONE 12' 0" (into bay) x 9' 10" (at widest point)

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

BEDROOM TWO 10' 0" x 9' 10" (when measured at widest points)

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

BEDROOM THREE 6' 5" x 5' 1"

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

SHOWER ROOM/WET ROOM 5' 3" x 5' 1"

With a UPVC obscure double glazed window to the rear and with a defined shower area having a Triton T80 shower, complementary splashback boarding which forms a surround and continues to both the low level WC and to the hand wash basin which sits above a double door vanity cupboard.

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.

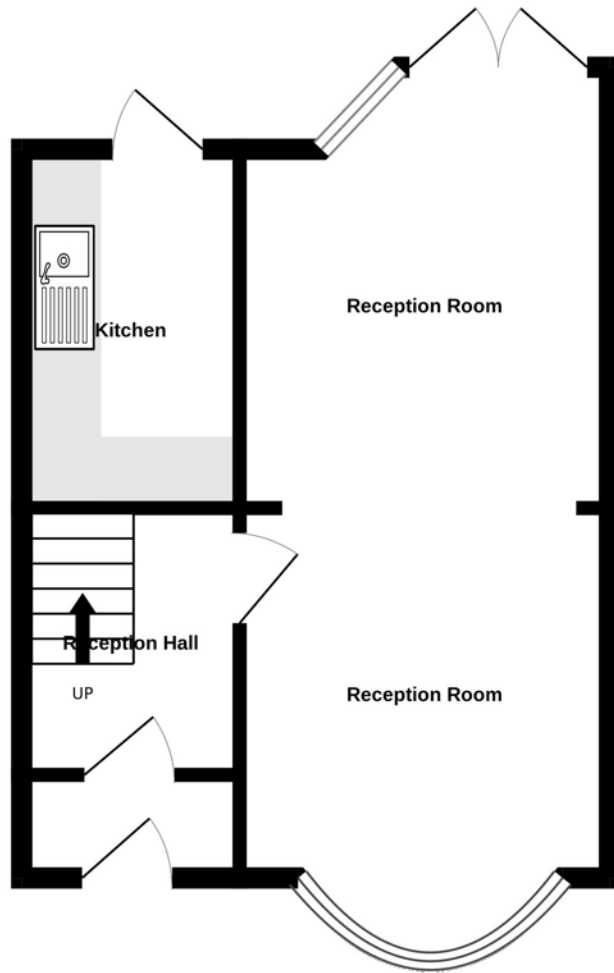
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

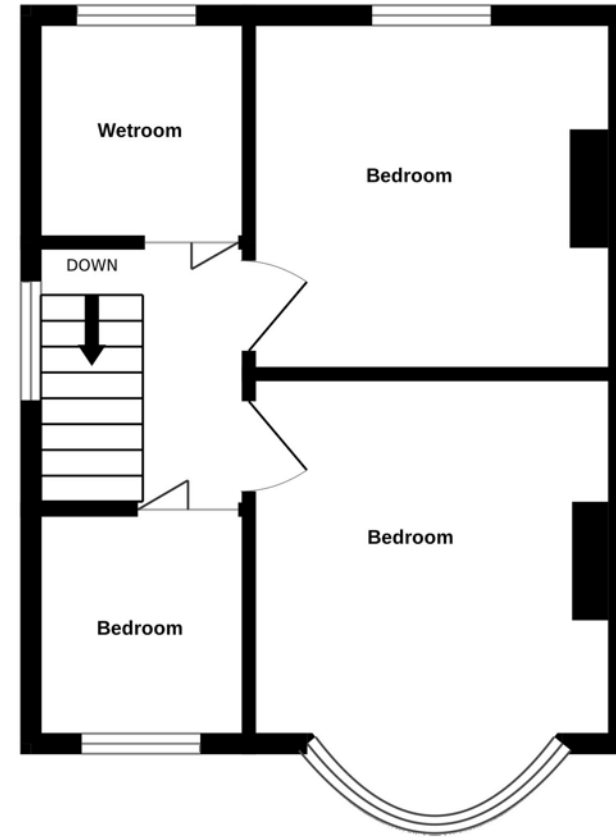
MISREPRESENTATION ACT 1967

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



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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