



**BIRCHFIELD CRESCENT  
WOLLESCOTE, STOURBRIDGE DY9 9BX**







# BIRCHFIELD CRESCENT, WOLLESCOTE, STOURBRIDGE DY9 9BX

Holding an **ELEVATED POSITION** within this **MOST POPULAR CUL-DE-SAC ADDRESS** of **WOLLESCOTE**, giving **VIEW**s over the surrounding area and further **TRULY CONVENIENT** for nearby **GOOD LOCAL SCHOOLS** (both primary and secondary), **SHOPS/SERVICES** and **LOCAL PARKS** (such as Stevens Park), stands this **EXTENDED, MUCH-IMPROVED** and **WELL-PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING**, and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, lounge, dining kitchen, snug/games room with adjoining ground floor w/c, first floor landing, three bedrooms and shower room. To the front stands a **BLOCK-PAVED SPACE** (application require for dropped curb) with adjoining steps up to the front elevation, with to the rear a **TIERED GARDEN SPACE** with both **LAWN** and **PATIO AREAS**. To view, please do not hesitate to contact **Taylors 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 **B. EPC C.**



The accommodation is set over two floors and comprises;

## GROUND FLOOR

**ENTRANCE HALLWAY** 11' 8" (max) x 5' 9" (max)  
Having an obscure UPVC double glazed front door, two UPVC double glazed window units to front aspect, stairs with balustrade to first floor accommodation (later detailed), ceiling lighting and doors to further ground floor accommodation.

**LOUNGE** 14' 7" (max) x 11' 8" (max)  
Entered through a door from the entrance hallway having a gas central heating radiator, UPVC double glazed style French doors to garden aspect, and ceiling lighting.

**DINING KITCHEN** 17' 8" (max) x 8' 8" (max)  
Entered through a door from the entrance hallway. At floor level there are a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, plumbing for integrated dishwasher, integrated oven and grill combination and a gas central heating radiator. Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level there are a good range of both larder style and wall mounted cupboard units, splashback tiling, two UPVC double glazed window units to side aspect, extractor fan, ceiling lighting, door to built-in cupboard storage and a door to a formal dining room/games room.



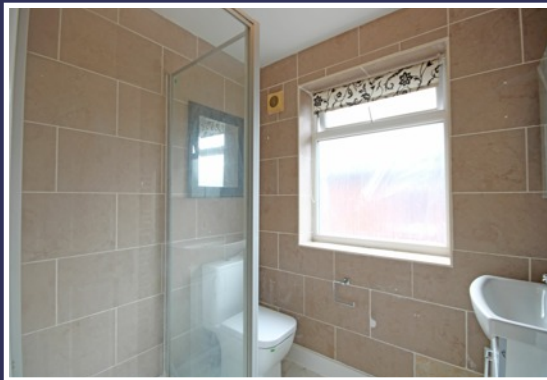
## OUTSIDE

The property holds an elevated position within a most popular cul-de-sac address of Wollescote further convenient for nearby schools, shops, services and local parks. On approach the property greets you with a block paved space (application required for drop kerb) with further steps leading up to the front entrance door and the front elevation. To the rear stands;

## REAR GARDEN

Located to the rear it is tiered in style having both lawn areas and patio areas whilst further providing a sunny aspect.

| 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 |           |



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**DINING ROOM/GAMES ROOM** 11' 9" (max) x 11' 3" (max)  
Entered through a door from the kitchen having a gas central heating radiator, floor tiling, a UPVC double glazed window unit to garden aspect, an obscure UPVC double glazed door to the garden aspect, ceiling lighting and a door to a ground floor WC.

**WC** 5' 7" (max) x 3' 8" (max)

Entered through a door from the dining room/games room having pedestal toilet, pedestal wash hand basin with mixer tap, wall mounted cupboard unit, ceiling lighting, floor tiling and an obscure UPVC double glazed window unit to side aspect.

## FIRST FLOOR

**LANDING** 12' 4" (max) x 8' 8" (max)

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

**BEDROOM ONE** 11' 9" x (max) x 11' 4" (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' 9" (max) x 9' 4" (max)

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

**BEDROOM THREE** 8' 8" (max) x 8' 3" (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.

**SHOWER ROOM** 6' 3" (max) x 5' 3" (max)

Entered through a door from the landing well appointed with a three piece shower suite consisting of fitted corner shower with shower tray and shower screen doors, pedestal toilet, vanity wash hand basin with mixer tap, gas centrally heated towel rail, wall mounted cupboard unit, wall and floor tiling, an obscure UPVC double glazed unit to side aspect 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

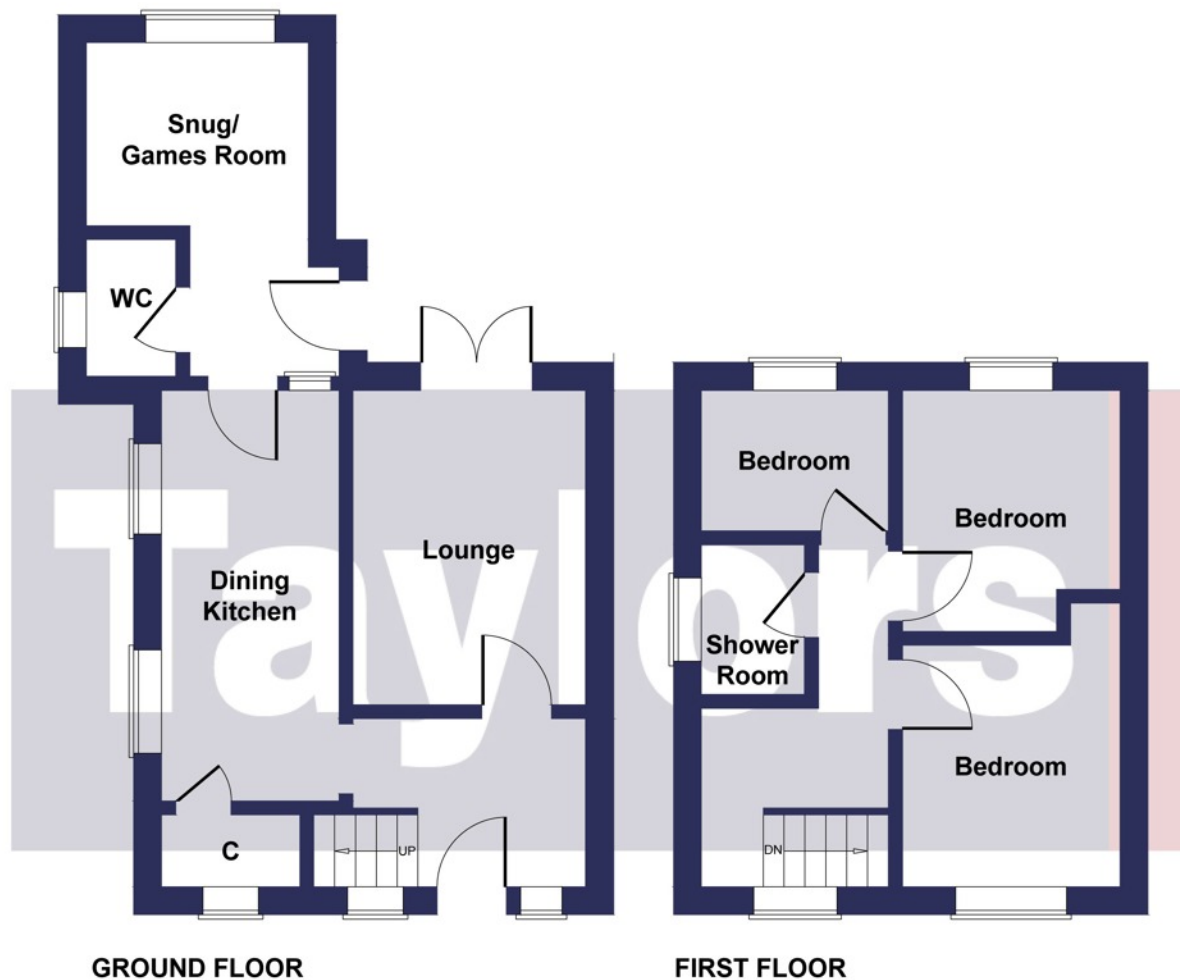
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely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