



**WENTWORTH ROAD
WOLLASTON, STOURBRIDGE DY8 4SB**

Taylor's

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Occupying a GENTLY ELEVATED POSITION upon this TRULY SOUGHT-AFTER and DESIRABLE WOLLASTON ADDRESS, NOT FAR from the EVER-POPULAR WOLLASTON HIGH STREET, PUBLIC TRANSPORT LINKS and SUPERB LOCAL SCHOOLS (both Primary and Secondary), stands this DECEPTIVELY SPACIOUS, ATTRACTIVE and WELL-PLANNED TWO DOUBLE BEDROOM 'CHALET-STYLE' DETACHED HOME. Having GAS CENTRAL HEATING, DOUBLE GLAZING and further available with NO UPWARD CHAIN, the accommodation comprises in brief; Side entrance porch leading through to an entrance hallway, full-width bay-fronted lounge, full-width dining kitchen, conservatory, utility room with downstairs w/c, first floor landing, two double bedrooms both with fitted wardrobes/storage and bathroom. On arrival, the property affords OFF-ROAD PARKING via a TARMAC DRIVE with adjoining FRONT GARDEN AREA, further leading to a SINGLE GARAGE FACILITY, with to the rear a SUNNY ASPECT, GENTLY TIERED GARDEN SPACE having both LAWN and PATIO AREAS. A MUST VIEW to be fully appreciated and to do so please contact Taylor's Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Brick built with tiled pitched roof and flat roof above garage and utility. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC E.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH 6' 10" (max) x 2' 6" (max)

Having UPVC double glazed side entrance door with adjoining UPVC double glazed window units to the side aspect.

ENTRANCE HALLWAY 9' 10" (max) x 6' 10" (max)

Entered through an obscure UPVC double glazed door from the entrance porch further with adjoining obscure UPVC double glazed window units to side aspect, a gas central heating radiator, stairs to first floor accommodation (later detailed), ceiling lighting and doors to all ground floor accommodation.

LOUNGE 18' 1" (max) x 13' 7" (max)

Entered through a door from the entrance hallway having a feature walk-in UPVC double glazed bay window to front aspect, feature gas fire with stone surround, hearth and mantle, two gas centrally heated radiators, together with wall and ceiling lighting.

DINING KITCHEN 18' 1" (max) x 8' 10" (max)

Entered through a door from the entrance hallway furnished with a wood grain kitchen arrangement. At floor level there are a good range of base units having both drawer and cupboard storage, plumbing for integrated dishwasher, integrated oven and grill combination, integrated fridge and integrated freezer. Surmounted on top are chunky black work tops with upstand having inset five point gas hob combination and inset sink with a drainer and mixer tap. At eye-level a gas central heating radiator, splashback tiling, extractor fan, UPVC double glazed window unit to garden aspect,



OUTSIDE

The property occupies a gently elevated position upon what is a truly sought after and desirable Wollaston address. On approach the property affords off-road parking via a tarmac driveway with adjoining front garden area which then further leads to the front aspect of the property and towards;

SINGLE GARAGE 16' 8" (max) x 8' 2" (max)

Having a front electric roller shutter garage door, strip ceiling lighting, built-in coal store and a door to the utility room.

REAR GARDEN

A sunny aspect gently tiered space which provides both patio and multiple lawn areas together with some mature trees, shrubs and potting borders for plants and such like. Can be accessed either through the property itself or via the outdoor side access point which is gated. It is a most generous space to be enjoyed by all.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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UPVC double glazed French doors to conservatory, a door to the built-in pantry and a door to a separate utility room together with ceiling lighting.

UTILITY 12' 4" (max) x 7' 5" (max)

Entered through a door from the kitchen having plumbing for washing machine, base units having both drawer and cupboard storage, splashback tiling, sink with mixer tap, a gas central heating radiator, wall mounted boiler, UPVC double glazed window unit to garden aspect, UPVC double glazed French door to garden aspect, a door to a ground floor WC, door to single garage, ceiling lighting and an obscure UPVC double glazed window unit to the side aspect.

WC

Entered through a door from the utility having pedestal toilet, an obscure UPVC double glazed window unit to side aspect and ceiling lighting.

CONSERVATORY

Entered through UPVC double glazed French doors from the dining kitchen having multiple UPVC double glazed window units to garden aspect and UPVC double glazed French doors to garden aspect.

FIRST FLOOR

LANDING 10' 3" (max) x 6' 9" (max)

Accessed via stairs from the entrance hallway having built-in cupboard storage, an obscure UPVC double glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 15' 3" (max) x 12' 1" (max)

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

BEDROOM TWO 15' 1" (max) x 9' 0" (max)

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

BATHROOM 7' 2" (max) x 6' 8" (max)

Entered through a door from the landing well appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower screen, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas central heating radiator, a gas centrally heated towel rail, both floor and wall tiling and an obscure UPVC double glazed window unit to side aspect, loft hatch to loft space, 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.

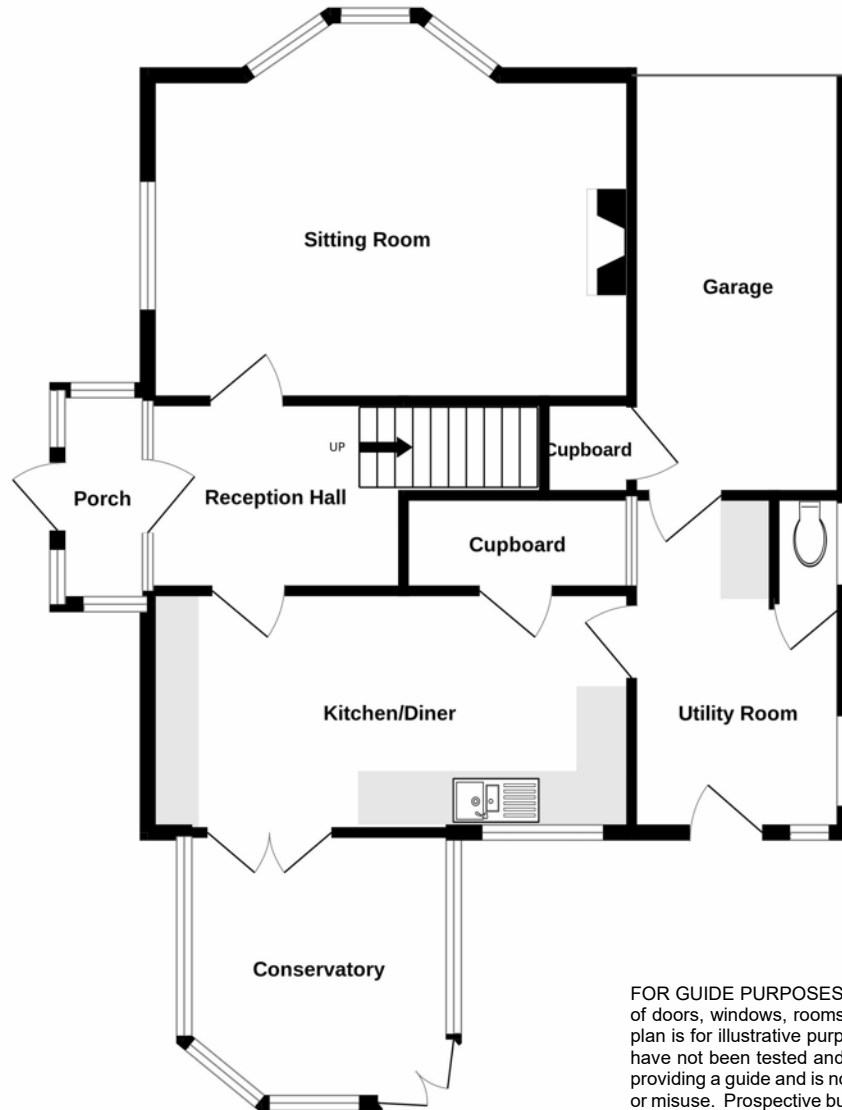
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

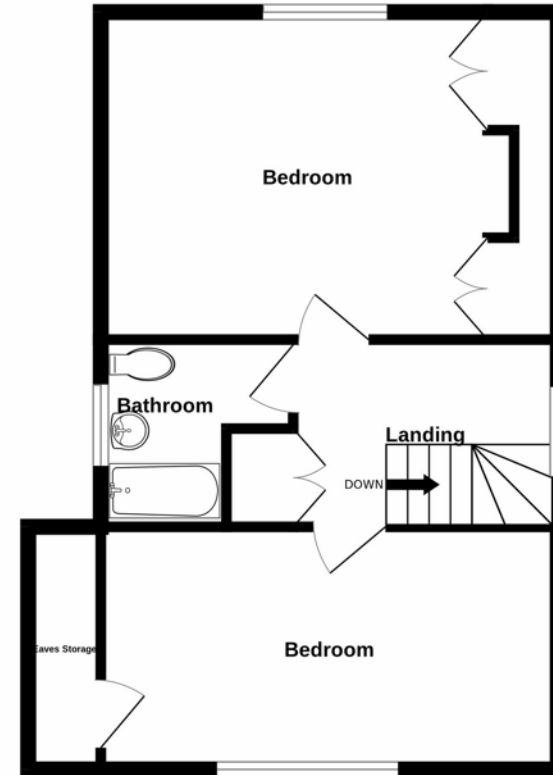
MISREPRESENTATION ACT 1967

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



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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