



**HEATH LANE, OLDSWINFORD,
STOURBRIDGE DY8 1RG**



Taylor's

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Delightfully situated within this established address, just a short walking distance from Mary Stevens Park, this **BEAUTIFULLY PRESENTED** and **WELL ARRANGED, FOUR/FIVE BEDROOM, DETACHED FAMILY HOME** presents an arrangement of accommodation with many appealing features, including an EV Charge Port, and is appointed to a high standard. More discerning family buyers will find excellent local schools within easy reach, in particular the historic Old Swinford Hospital, and the arrangement of accommodation, which is planned over two floors with both **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**, features two large reception rooms plus a versatile “snug”, whilst upon the first floor there are two ensuite bedrooms. Overall the arrangement of accommodation is considered most favourable, and the selling agents would encourage an early viewing. **Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/engb/broadband-coverage. Council Tax Band F. EPC C.**

Gently elevated above Heath Lane itself, and set back behind a **BLOCK PAVED DRIVEWAY** and a **DETACHED DOUBLE GARAGE**, there are steps which gently rise to the principal entrance, having an electric vehicle charge port situated to the side of the entrance door, which opens to;

GROUND FLOOR

RECEPTION HALL

Extending over 15 ft in length and with two UPVC double glazed windows either side of the front door. In addition there is oak styled laminate flooring, stairs which rise to the first floor with a balustrade, central heating radiator, two ceiling light points and doors which lead off;

GUESTS CLOAKROOM

Appointed with a white suite to include a low level WC and pedestal wash hand basin with complementary splashback tiling. Central heating radiator, extractor fan and with a ceiling light point.

UNDERSTAIR CUPBOARD

Provides for excellent general purpose storage space.

LARGE SITTING ROOM 20' 3" x 13' 0"

With a feature fireplace having a gently raised and projecting hearth, together with an inset “coal effect” living flame styled gas fire. In addition there are two UPVC double glazed windows to the side elevation, central heating radiator, two television connection points (either side of this living room), two wall light points and with UPVC double glazed doors with adjoining windows opening to the;

CONSERVATORY 10' 10" x 10' 6"

With UPVC double glazed windows enjoying a view to the rear garden and with UPVC double glazed double opening doors to an external patio. Oak styled laminate flooring and with a ceiling light/fan point.

SEPARATE DINING ROOM 14' 5" x 9' 5"

With double opening doors from the reception hall providing an approach into this second reception room, which is notably well illuminated via a “walk-in” UPVC double glazed bay window to the front and with an additional UPVC double glazed window to the side. There is ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Central heating radiator and ceiling light point.

Also from the reception hall, there are doors which continue to lead off to;

BEDROOM FIVE/HOME STUDY 8' 6" x 7' 8"

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

HOUSE BATHROOM 9' 8" x 6' 1"

With a UPVC obscure double glazed window to the side and appointed with a four piece white suite to include a bath, tiled shower recess, low level WC and with a half pedestal wash hand basin. In addition there is a central heating radiator, shaver connection socket, extractor fan and recessed ceiling lighting.

AIRING CUPBOARD

Again, approached off the landing and housing a pre-insulated hot water cylinder.

OUTSIDE

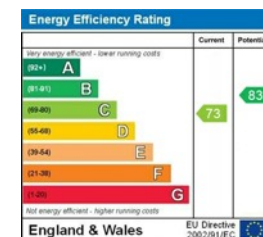
As earlier mentioned this **DESIRABLE FAMILY HOME** forms part of an established address just a short distance from Mary Stevens Park. Gently elevated above Heath Lane itself behind a **BLOCK PAVED DRIVEWAY** (and with electric vehicle charge port) there is also an approach offered to the;

DETACHED DOUBLE GARAGE 17' 8" x 16' 2"

Which has an up-and-over door operated via a remote, together with concrete floor, fluorescent ceiling strip light, water tap, and excellent storage space within the loft.

REAR GARDEN

A lovely aspect which has been given care and attention by the present owners, and with an approach either from the side access, kitchen or from the conservatory. The initial “lower garden” includes a patio, water tap, and thoughtful planting, together with lawned garden area. To one side there are steps which gently rise to a second tier which is once again well maintained and includes thoughtful planting to the borders. Undoubtedly this is a “family garden” and one which is considered complementary to the accommodation found within.





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SNUG/FAMILY ROOM 11' 0" x 9' 6"

With a UPVC double glazed window to the front, this versatile room also includes a central heating radiator, television connection point and ceiling light point.

FAMILY BREAKFAST KITCHEN 16' 4" x 11' 10"

Arranged in two distinct parts, initially with the;

BREAKFASTING AREA

Having double opening double glazed doors to the rear garden, suitable space for breakfasting table and chairs, central heating radiator, two recessed ceiling lights and with Karndean flooring extending through to the;

KITCHEN

With UPVC double glazed window to the rear and being furnished with a good range of shaker styled cupboard fronted units, with the base cupboards and drawers being surmounted by work surfaces that include an inset one and a half bowl stainless steel sink and drainer with mixer tap over. Complementary splashback tiling forms a surround to the work surfaces and continues to the integrated ceramic hob which has a stainless steel canopy hood over. Built-in electric double oven, and with a range of wall mounted cupboards at eye-level providing additional storage space. Built-in "full sized" dishwasher, larder fridge and separate freezer. Central heating radiator, recessed ceiling lighting and with an open arch to the;

UTILITY 6' 2" x 6' 0"

With UPVC double glazed door and window to the side and furnished to complement the kitchen to include a base cupboard with adjoining space and plumbing for an automatic washing machine, work surface over having an inset stainless steel sink and with complementary splashback tiling. Other appliance space, wall mounted gas fired boiler system, extractor fan and with a ceiling light point.

FIRST FLOOR

Stairs rise with a balustrade from the reception hall to the;

GALLERY STYLE LANDING 16' 9" x 9' 0"

A generous space which includes a continuation of the balustrade around the stair opening, and further with a UPVC double glazed window to the front. Central heating radiator, two ceiling light points and with doors radiating off;

BEDROOM ONE 13' 0" x 12' 1"

With a UPVC double glazed window to the rear, central heating radiator, television connection point and ceiling light point. There is an archway to a WALK-IN WARDROBE and a door which opens to the;

BATHROOM ENSUITE 8' 0" x 5' 6"

With a UPVC obscure double glazed window to the side and appointed with a modern suite to include bath with shower over, full height complementary splashback tiling, and with a low level WC and a half pedestal wash hand basin. Central heating radiator, shaver connection socket and with two recessed ceiling lights.

BEDROOM TWO 13' 0" x 9' 7"

With a UPVC double glazed window to the front, central heating radiator, television connection point, ceiling light point and with a door to:

ENSUITE

With a tiled shower recess, low level WC, and a half pedestal wash hand basin. Central heating radiator, extractor fan, shaver connection socket and with a ceiling light point.

BEDROOM THREE 11' 1" x 9' 6"

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

BEDROOM FOUR 11' 9" x 8' 5"

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

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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.

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VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

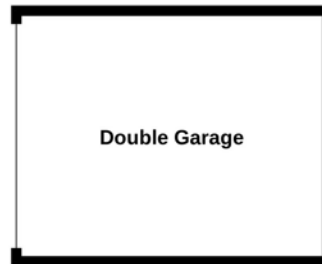
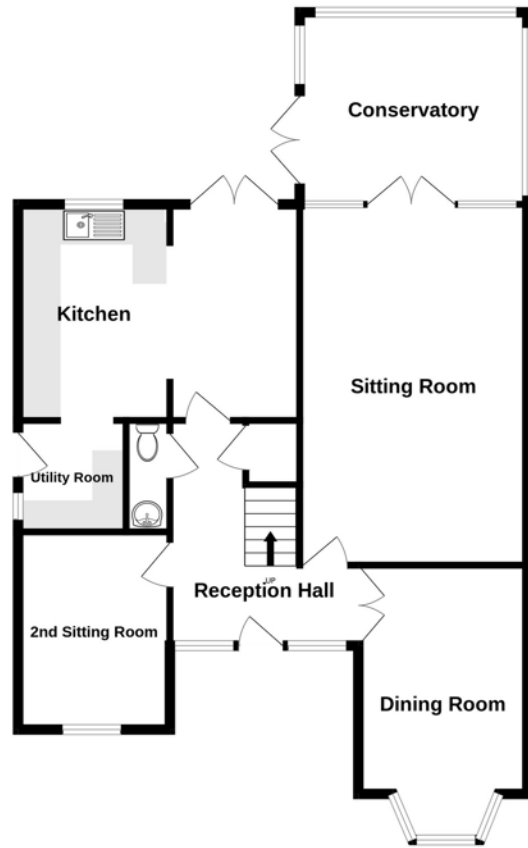
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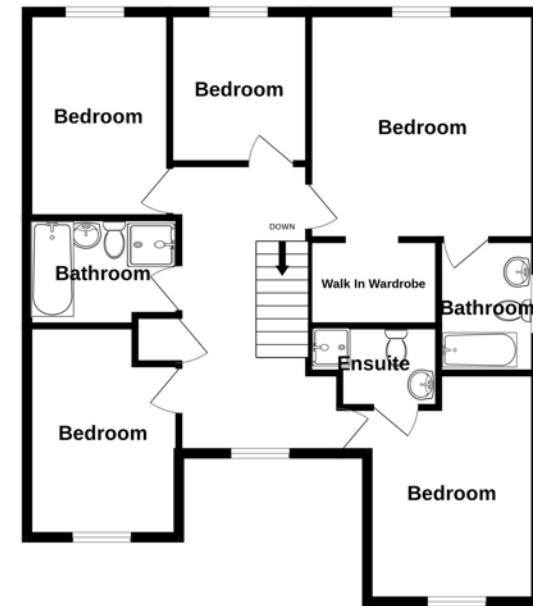
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Ground Floor



1st Floor



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