



**HATFIELD ROAD,
STOURBRIDGE DY9 7LP**



Taylor's

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SET BACK BEYOND a **SPACIOUS FRONT LAWN AREA**, situated within a **MOST POPULAR ADDRESS** twixt **OLDSWINFORD/STOURBRIDGE**, and further **CONVENIENT** for nearby **PUBLIC TRANSPORT** (such as Bus and Stourbridge Train Station), **SHOPS/SERVICES** and **GREAT LOCAL SCHOOLS** (both Primary and Secondary), stands this **THREE BEDROOM MID-TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, double-aspect bay-fronted lounge, kitchen, ground floor bathroom, first floor landing, three good bedrooms and first floor w/c. To the rear stands a **SUNNY** and **SPACIOUS GARDEN** having both **LAWN** and **PATIO**. To arrange a viewing, please contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with render and tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage:** checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **B**. EPC **D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 6' 7" (max) x 5' 9" (max)

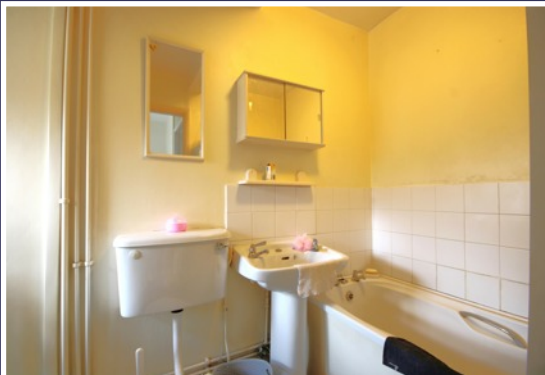
Having an obscure UPVC double glazed front door, a gas central heating radiator, stairs to first floor accommodation (later detailed), an obscure UPVC double glazed window unit to front aspect, ceiling lighting and doors to all ground floor accommodation.

LOUNGE 15' 5" (max) x 10' 10" (max)

Entered through a door from the entrance hallway having UPVC double glazed window unit to front aspect, a UPVC double glazed window unit to garden aspect, feature electric fire with stone surround, hearth and wood mantle, a gas central heating radiator and ceiling lighting.

KITCHEN 12' 5" (max) x 9' 1" (max)

Entered through a door from the entrance hallway. At floor level there are base units, space and plumbing for washing machine, space for fridge, space for freezer and a gas central heating radiator. Surmounted on top are roll edged work tops having inset sink with drainer and hot and cold tap combination.



FIRST FLOOR LANDING WC

Entered through a door from the landing well appointed with a vanity toilet arrangement, wall mounted wash hand basin with mixer tap, wall tiling, a gas centrally heated towel rail, an obscure UPVC double glazed window unit to front aspect and ceiling lighting.

OUTSIDE

The property is set back beyond a spacious front lawn area further within a popular address which is twixt Oldswinford/Stourbridge. To the rear stands;

GARDEN

A sunny and spacious space which provides both lawn and a patio area which is well suited to the likes of alfresco dining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		88
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



At eye-level there are wall mounted cupboard units, UPVC double glazed window unit to garden aspect, an obscure UPVC double glazed French door to the garden and ceiling lighting.

BATHROOM 9' 5" (max) x 5' 7" (max)

Entered through a door from the entrance hallway and appointed with a three piece bathroom suite consisting of fitted bath with bath panel and hot and cold tap combination, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, wall tiling, floor tiling, built-in cupboard storage, an obscure UPVC double glazed window unit to front aspect, extractor fan and ceiling lighting.

FIRST FLOOR

LANDING 12' 5" (max) x 5' 9" (max)

Accessed via stairs from the entrance hallway having a gas central heating radiator, an obscure UPVC double glazed window unit to front aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12' 5" (max) x 9' 0" (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 10' 9" (max) x 10' 2" (max)

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

BEDROOM THREE 10' 9" (max) x 6' 3" (max)

Entered through a door from the landing having a gas central heating radiator, UPVC double glazed window unit to front 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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

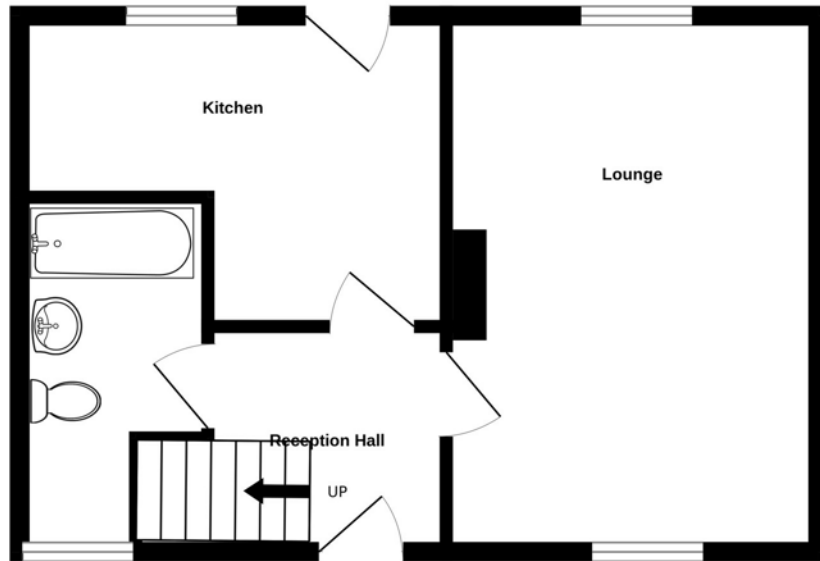
f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

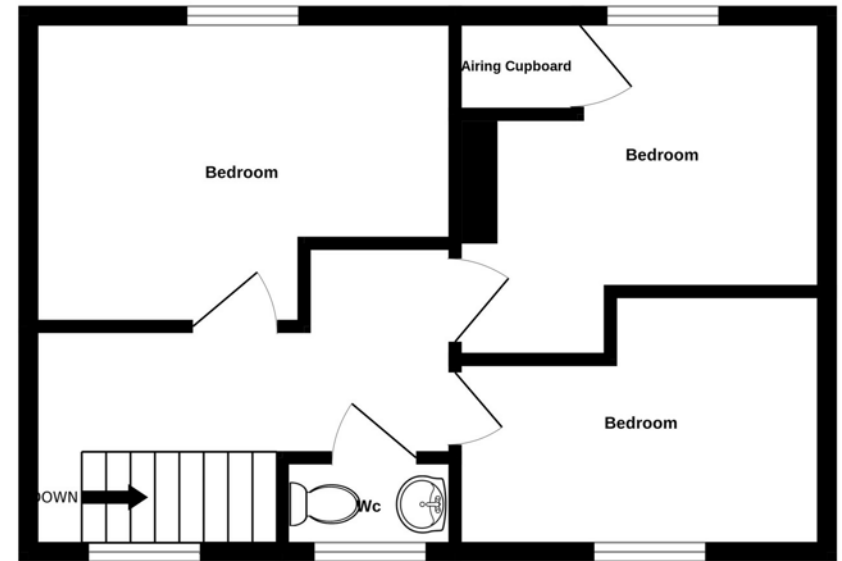
MISREPRESENTATION ACT 1967

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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