



**CORSER STREET,  
OLDSWINFORD, STOURBRIDGE DY8 2DQ**

**Taylor's**

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## CORSER STREET, OLDSWINFORD, STOURBRIDGE DY8 2DQ

**OCCUPYING A TRULY IDYLIC POSITION** at the top of this **MOST ADORED** and **HIGHLY SOUGHT-AFTER OLDSWINFORD ADDRESS**, further **CONVENIENT** for **SUPERB LOCAL SCHOOLS** (Primary, Secondary and Sixth Form), **SHOPS/SERVICES** (located within both **OLDSWINFORD VILLAGE** and **STOURBRIDGE TOWN CENTRE**) and the likes of **LOCAL PARKS** (such as **MARY STEVENS**) and **PUBLIC TRANSPORT LINKS** (both **Bus and Rail**), stands this **CHARMING** and **PERIOD TWO BEDROOM MID-MEWS 'COTTAGE-STYLE' HOME**. Having **GAS CENTRAL HEATING**, **DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Lounge with feature fire and sash window, kitchen, stairs to lower ground floor converted cellar forming a 'snug', stairs to first floor landing, two bedrooms and bathroom. At the front stands a **WALLED GARDEN AREA** leading to the front aspect **BOASTING TRADITIONAL FEATURES** such as **SASH WINDOWS**, with to the rear a **GENEROUS REAR GARDEN** with both **LAWN** and **DECKING AREA** ideal for 'alfresco dining'. To **FULLY APPRECIATE** the **OOZING CHARM** and **CHARACTER** a viewing is **ESSENTIAL** and to do so please contact Taylor's 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band **B**. EPC **C**.



The accommodation is set over three levels and comprises;

### GROUND FLOOR

#### LOUNGE 11' 4" (max) x 10' 0" (max)

Having an obscure stained glass front entrance door, glazed sash window to front aspect, feature traditional fireplace having wrought iron surround, tiled hearth and wood mantle, a gas central heating radiator, fitted wall shelving, ceiling lighting and a door to the first floor staircase and kitchen.



#### KITCHEN 10' 3" (max) x 9' 6" (max)

Entered through a door from the lounge. At floor level there are a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, space for an oven and grill combination with hob. Surmounted on top are roll edged work tops having inset sink with drainer and mixer tap. At eye-level there are wall mounted cupboard units, splashback tiling, space for a larder fridge freezer combination, extractor fan, UPVC double glazed window unit to rear garden aspect, UPVC double glazed French door to garden aspect, a gas centrally heated towel rail, ceiling lighting and a door to lower ground floor converted cellar.



On approach the property greets you with a small garden area which is surrounded by a front retaining brick wall which then leads to the front elevation, which boasts many traditional features such as glazed sash style windows. To the rear stands;

### REAR GARDEN

Found to the rear of the property it is a most generous garden space which provides both lawn and decking area making it ideal for the likes of alfresco dining. It further provides a sunny and private aspect for the next custodian.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	71	
(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	



**CONVERTED CELLAR/SNUG** 11' 3" (max) x 9' 8" (max)  
Accessed via stairs through a doorway from the kitchen having a feature brick surround fire, wall lighting and a UPVC double glazed unit to the front aspect.

### FIRST FLOOR

**LANDING** 6' 1" (max) x 4' 6" (max)  
Accessed via stairs from the ground floor having ceiling lighting and doors to all first floor accommodation.

**BEDROOM ONE** 11' 5" (max) x 10' 2" (max)  
Entered through a door from the landing having a feature fireplace, a gas central heating radiator, glazed sash window to front aspect and ceiling lighting.

**BEDROOM TWO** 10' 4" (max) x 5' 0" (max)  
Entered through a door from the landing having a gas central heating radiator, built-in cupboard storage, a UPVC double glazed window unit to garden aspect and ceiling lighting.

**BATHROOM** 7' 6" (max) x 4' 6" (max)  
Entered through a door from the landing being well appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and folding shower screen, pedestal toilet, pedestal wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, wall mounted cupboard unit, ceiling lighting and an obscure UPVC double glazed window unit to garden aspect.

### OUTSIDE

The property is situated within a truly idyllic position upon a most adored and highly sought after Oldswinford address which is convenient for great schools, shops and services, local parks and public transport links.



#### Agents contact details:

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### 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.



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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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