



**HERONDALE ROAD,
WOLLASTON, STOURBRIDGE DY8 3LL**



Taylor's

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OCCUPYING a PLEASANT POSITION within this HIGHLY DESIRABLE and SOUGHT-AFTER WOLLASTON ADDRESS of the 'BIRD ESTATE', further TRULY CONVENIENT for SUPERB LOCAL SCHOOLS (Primary, Secondary and Sixth Form), IDYLIC COUNTRYSIDE WALKS (such as Bunkers Hill National Forest) and NEARBY SHOPS/SERVICES in both STOURBRIDGE TOWN CENTRE and WOLLASTON VILLAGE, stands this TREMENDOUSLY IMPROVED, THOUGHTFULLY RE-PLANNED and MOST STUNNING THREE BEDROOM SEMI-DETACHED FAMILY HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance hallway, full-length double-aspect lounge diner, modern dining kitchen, playroom, ground floor w/c, first floor landing, three bedrooms and bathroom. To the front stands an IMMACULATE TARMAC DRIVE with BLOCK-PAVED EDGING providing AMPLE OFF-ROAD PARKING FACILITIES, with to the rear a SUNNY-ASPECT GARDEN SPACE with both LAWN and PATIO AREA ideal for 'alfresco dining'. There is a WEALTH OF ACCOMMODATION on offer and a viewing is ESSENTIAL! To do so, please do contact Taylor's Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 9' 8" (max) x 5' 6" (max)

Having an obscure double glazed composite front door with adjoining obscure UPVC double glazed panels, stairs with balustrade to first floor accommodation (later detailed), understairs storage, a gas central heating radiator, ceiling lighting and doors to ground floor accommodation.

LOUNGE DINER 21' 8" (max) x 12' 1" (max)

Entered through a door from the entrance hallway having two gas central heating radiators, UPVC double glazed window unit to front aspect, UPVC double glazed window unit to garden aspect and ceiling lighting.

DINING KITCHEN 19' 6" (max) x 11' 6" (max)

Entered through a door from the entrance hallway, beautifully furnished with a grey gloss kitchen arrangement, further with breakfast bar arrangement and providing a dedicated dining area. At floor level there are a superb range of base units having both drawer, cupboard and deep pan drawer storage, integrated dishwasher, space for wine cooler and further space and plumbing for both washing machine and tumble dryer. Surmounted on top are marble effect work tops having inset four point gas hob and inset sink with a drainer and mixer tap.

OUTSIDE

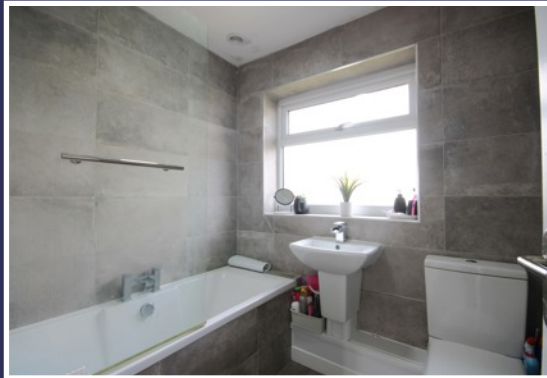
The property occupies a pleasant position upon the highly desirable and sought after Wollaston address, locally known as The Bird Estate. It is truly convenient for superb local schools, idyllic countryside walks and nearby shops and services. On approach the property greets you with an immaculate tarmac drive with block paved edging providing ample off-road parking facility which then leads to the front elevation. To the rear stands;

GARDEN

Having both lawn and patio areas it provides a sunny aspect and is further ideal for the likes of al fresco dining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	84
England & Wales		EU Directive 2002/91/EC	



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At eye-level a superb range of larder style and wall mounted cupboard units housing integrated oven and grill combination and integrated fridge/freezer combination, splashback upstand, extractor fan, a gas central heating radiator, UPVC double glazed window to garden aspect, UPVC double glazed French door to the garden, ceiling lighting and a door to the playroom and ground floor toilet.

PLAYROOM 11' 1" (max) x 10' 3" (max)

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

GROUND FLOOR WC 7' 2" (max) x 2' 4" (max)

Entered through a door from the playroom having pedestal toilet, vanity wash hand basin with mixer tap, extractor fan and ceiling lighting.

FIRST FLOOR

LANDING 8' 8" (max) x 6' 7" (max)

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

BEDROOM ONE 12' 6" (max) x 9' 6" (max) to wardrobes

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

BEDROOM TWO 11' 6" (max) x 8' 10" (max)

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

BEDROOM THREE 7' 5" (max) x 6' 9" (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.

BATHROOM 6' 6" (max) x 5' 5" (max)

Entered through a door from the landing beautifully appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, shower screen and tiled bath panel, pedestal toilet, pedestal hand basin with mixer tap, wall tiling, a gas centrally heated towel rail, an obscure UPVC double glazed window unit to aspect, an 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.

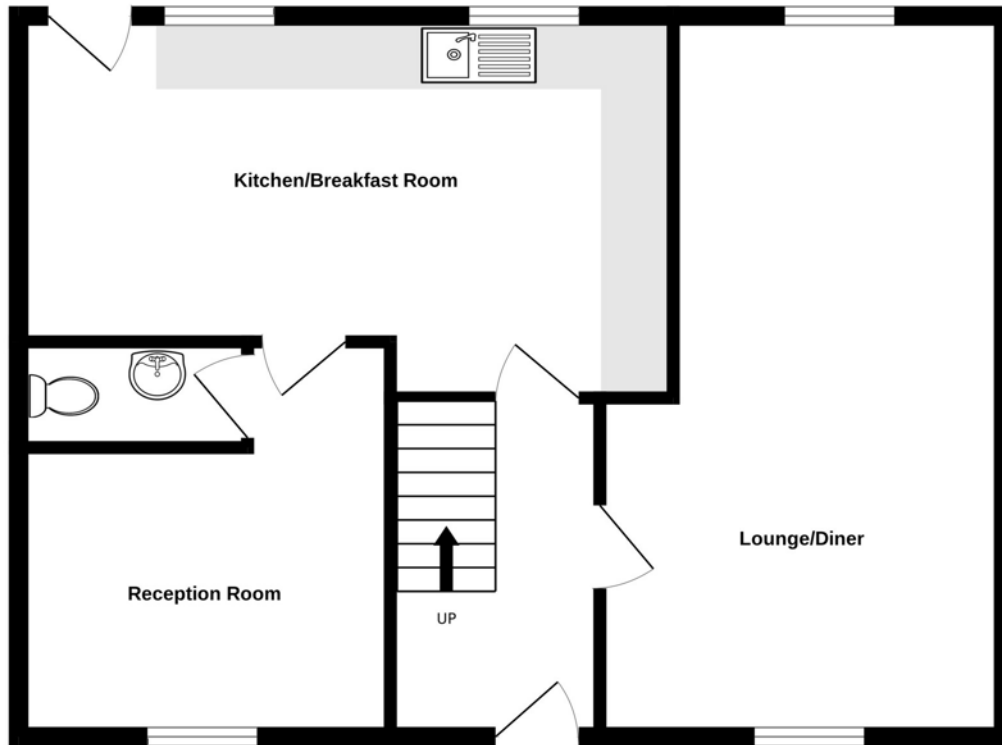
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

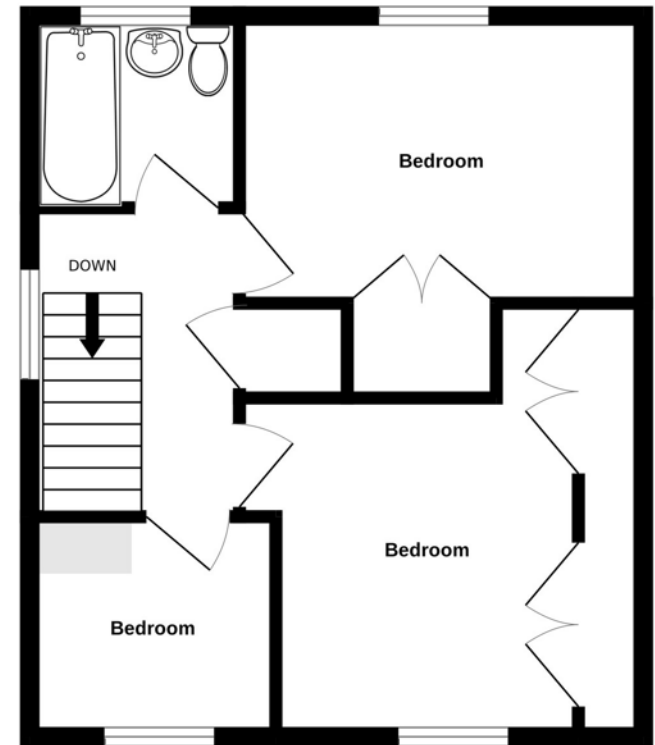
MISREPRESENTATION ACT 1967

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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