



**WYRE ROAD
WOLLASTON, STOURBRIDGE DY8 4PD**



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SET WITHIN a MOST QUIET and PLEASANT ADDRESS of WOLLASTON, only a STONES THROW from WOLLASTON VILLAGE hosting a range of SHOPS/SERVICES, together TRULY CONVENIENT for PUBLIC TRANSPORT LINKS (such as bus) and STOURBRIDGE CANALSIDE WALKS, stands this GENEROUSLY PROPORTIONED and MUCH-LOVED TWO DOUBLE BEDROOM GROUND FLOOR FLAT. Having GAS CENTRAL HEATING, DOUBLE GLAZING and further available with NO UPWARD CHAIN, the accommodation comprises in brief; Entrance hallway, double-aspect lounge diner, kitchen, two good bedrooms and modern shower room. Outside lies MAINTAINED COMMUNAL GARDENS and the accommodation further boasts a SECURE INDOOR SHED STORE. To arrange a viewing, please contact Taylor's Estate Agents STOURBRIDGE office. Tenure: LEASEHOLD (125 Years from 5 September 1988, Service Charge £926.22 Per Annum, Ground Rent £10.00 Per Annum) . Construction: Purpose built flat block with pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC C.



The accommodation is set over a singular level and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 16' 3" (max) x 5' 10" (max)
Having a front door, a gas central heating radiator, three built-in cupboard storage units, ceiling lighting and doors to all further accommodation.

LOUNGE DINER 25' 9" (max) x 10' 8" (max)
Entered through a glazed door from the entrance hallway having two gas central heating radiators, a UPVC double glazed window unit to front aspect, UPVC double glazed window unit to rear aspect and communal gardens and ceiling lighting.

KITCHEN 10' 1" (max) x 8' 3" (max)
Entered through a glazed door from the entrance hallway. At floor level a good range of base units having both drawer and cupboard storage, space for oven and grill with hob combination, space and plumbing for washing machine and space for fridge and freezer combination.

To the rear there stands further communal gardens along with a communal patio area to be enjoyed by all residents.

LEASEHOLD

- Lease 125 Years from 5 September 1988
- Service Charge £926.22 Per Annum
- Ground Rent £10.00 Per Annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level a good range of wall mounted cupboard units, splashback tiling, cupboard storage housing the boiler, UPVC double glazed window unit to rear aspect and ceiling lighting.

BEDROOM ONE 14' 8" (max) x 9' 4" (max)

Entered through a door from the entrance hallway having fitted wardrobes and dresser, UPVC double glazed window unit to front aspect and ceiling lighting.



BEDROOM TWO 14' 0" (max) x 10' 4" (max)

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

SHOWER ROOM 7' 8" (max) x 5' 2" (max)

Entered through a door from the entrance hallway beautifully appointed with a three piece shower suite consisting of fitted corner shower with shower tray and sliding shower screen doors, pedestal toilet, vanity wash hand basin with mixer tap, a gas centrally heated towel rail, a gas central heating radiator, wall tiling, two UPVC double glazed obscure window units to rear aspect, wall mounted cupboard unit and ceiling lighting.



OUTSIDE

The property is set within a quiet and pleasant address of Wollaston only a stones throw from Wollaston village and further convenient for public transport links and canal side walks. On approach the apartment block greets you with a front lawn area with mature trees and steps leading down to the communal entrance which is electrically controlled via a security intercom system. Within the communal hallway there is a private and secure shed store for the benefit of the owner which then leads to the front door to the accommodation.

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 **LEASEHOLD**. 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.

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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

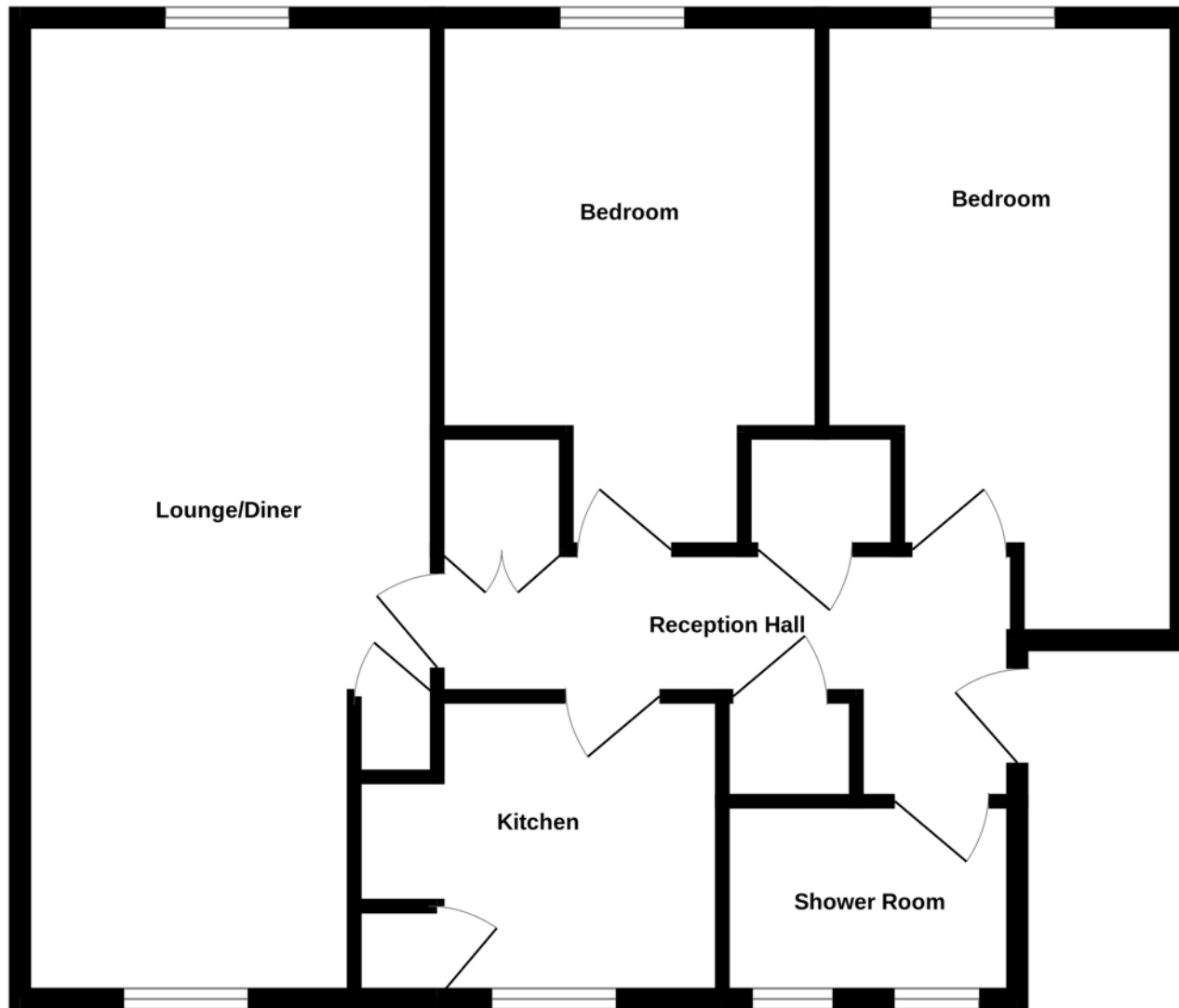
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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