



**RED HILL, OLDSWINFORD,
STOURBRIDGE DY8 1NG**





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Pleasantly situated in an address which is convenient for Stourbridge Junction train station, and a variety of popular schools, this **RATHER DECEPTIVE, THREE BEDROOM, EXTENDED DETACHED FAMILY HOME** is worthy of an internal viewing so to fully appreciate the gas centrally heated and double glazed accommodation which is planned over two floors. In brief with: **Porch, Reception Hall, Guests Cloakroom, LARGE SITTING ROOM, Cream Kitchen with OPEN PLAN Dining Room EXTENSION off, Side Hall/Utility, Home Study, Shower Room, First Floor Landing, Three Bedrooms, and Bathroom. Fore Garden, Block Paved Drive, Garage, and with a Principally Level Enclosed Rear Garden. Available for sale with NO UPWARD CHAIN. Tenure: Freehold. Construction: Brick/Pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E. EPC D.**

The accommodation which is planned over two floors is seen to comprise;

GROUND FLOOR

UPVC double glazed double opening doors open to a;

PORCH

With tall UPVC double glazed windows, tiled floor, recessed light and with an ornate glazed door with adjoining obscure glazed windows, opening to;

RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), tiled floor, central heating radiator, coving to the ceiling, ceiling light point and with doors off;

UNDERSTAIR CUPBOARD

Provides for excellent general purpose storage space.

GUESTS CLOAKROOM

With an obscure glazed window, low level WC, hand wash basin which sits above a vanity surface with toiletry cupboards below, central heating radiator, tiled floor and with a ceiling light point.

PLEASANT SITTING ROOM 17' 10" x 14' 6"

With a UPVC double glazed bow window to the front and with double glazed sliding patio doors at the rear viewing to the enclosed garden (mentioned later). Feature fireplace with a polished wood display mantle, marble topped hearth and with an inset coal effect electric heater, together with adjoining display plinths. Two central heating radiators, television connection point, versatile storage cupboard, coving to the ceiling and two ceiling light points.

Returning to the reception hall, a further door opens to;

EXTENDED DINING KITCHEN

Initially with the;

KITCHEN AREA 10' 1" x 9' 8"

With a range of cream fitted cupboards, with the base cupboards and drawers having work surfaces over and with two inset circular sinks with mixer tap above.

AIRING CUPBOARD

Houses the Ideal combination boiler system and also provides slated shelving for linen storage.

OVERSTAIR CUPBOARD

Provides for excellent general purpose storage space.

OUTSIDE

A foregarden includes a lawn with planted shrub borders and with a part pebbled/part block paved driveway providing vehicular parking space, and an approach to the;

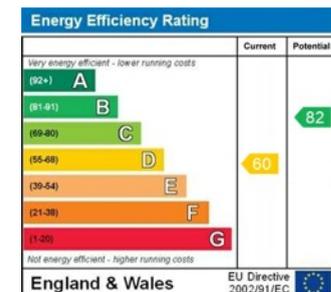
GARAGE 19' 4" (at widest point) x 8' 7"

With an up-and-over door, concrete floor, fluorescent ceiling strip light and with a rear recess ideal for keeping a freezer or other appliance.

ENCLOSED REAR GARDEN

With an initial patio approached from the sitting room, dining area or from side gated access. A principally level lawn extends beyond with planted borders and overall enclosure being achieved from timber fencing.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.





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Splashback tiling forms a surround and continues to the space for a cooker which has a fitted stainless steel canopy above. Fridge/freezer space, space and plumbing for a slimline dishwasher, and with a range of wall mounted cupboards providing additional storage space. Recessed lighting, tiled floor and being OPEN PLAN to the;

DINING AREA EXTENSION 11' 4" x 9' 4"

With UPVC double glazed windows to the rear, double glazed double opening doors to the side and with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Tiled floor, central heating radiator, two double glazed skylight windows, and with part recessed lighting. Open arch to;

REAR HALL/UTILITY

With a recess having suitable space and plumbing for an automatic washing machine, tiled floor, wall mounted double cupboard, ceiling light point, door to the garage (mentioned later), and with a square paned glazed door to;

STUDY 6' 9" x 5' 8"

With a central heating radiator, laminate flooring, coving to the ceiling, wall light point and a door to;

SHOWER ROOM 9' 9" x 4' 5"

With a UPVC double glazed window to the rear and appointed with a large corner shower enclosure having splashback tiling within, and further with a hand wash basin presiding above a variety of fitted cupboards and with a display surface. Coved ceiling and wall light point.

AGENT'S NOTE; There is potential to combine the rear hall, study and the recess within the garage so to create a further bedroom/granny annexe.

FIRST FLOOR

Stairs rise from the reception hall to;

LANDING

With UPVC obscure double glazed window to the front, coved ceiling, ceiling light point and with doors radiating off;

BEDROOM ONE 13' 0" x 9' 10" (at widest points)

With a UPVC double glazed window to the rear, fitted mirror fronted wardrobes, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM TWO 9' 10" (minimum) x 8' 7"

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

BEDROOM THREE 8' 7" x 7' 8"

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

BATHROOM 7' 6" x 5' 5"

With a UPVC obscure double glazed window to the side and appointed with a cream suite to include a bath with shower over, clear glazed shower screen, and with full height splashback tiling forming a surround. Low level WC with concealed cistern and with a hand wash basin part recessed into a double door vanity cupboard. Fashionable "ladder styled" heated towel radiator, tiled floor, heated towel rail and with a 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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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

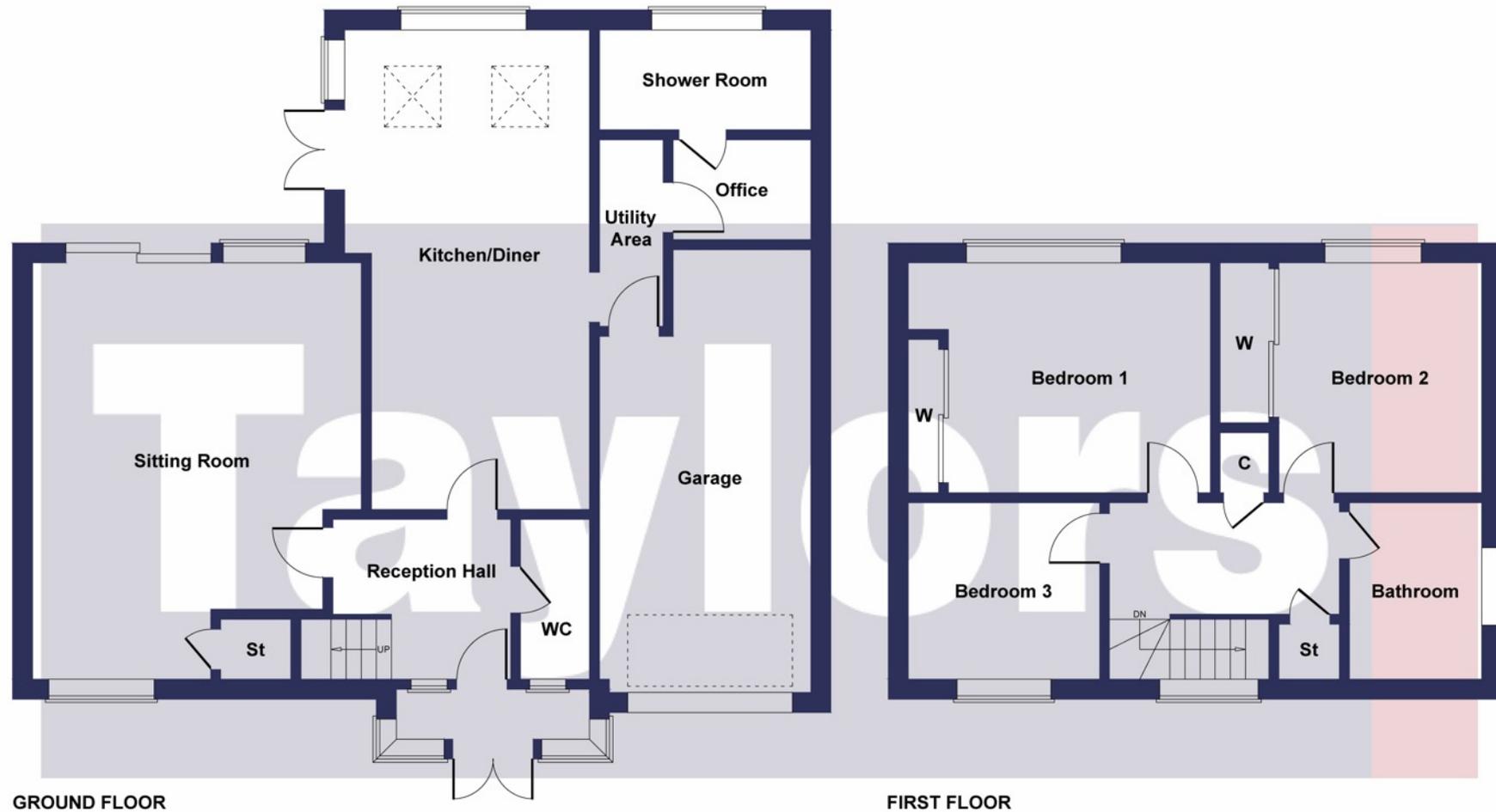
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

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