



**MILESTONE DRIVE,
HAGLEY, STOURBRIDGE DY9 0LW**

Taylor's



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In a desirable location with great local schools and a bustling village High Street nearby, this **MOST APPEALING, FOUR BEDROOM, EXTENDED, DETACHED FAMILY HOME** affords a layout with gas central heating and double glazing to comprise: Hall, Guests Cloakroom, Sitting Room, Separate Dining Room, Kitchen with Breakfast Room off, First Floor Landing, Four Bedrooms, Bathroom and Shower Room. Block Paved Driveway, Garage, and with an 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 C.

In further detail the accommodation which is planned over two floors, is seen here to comprise:

GROUND FLOOR

A UPVC obscure double glazed door opens to;

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

GUESTS CLOAKROOM
With a UPVC obscure double glazed window to the side and appointed with a low level WC and a corner wash hand basin which has splashback tiling and sits above a vanity cupboard. Coat hanging space and with a ceiling light point.

SITTING ROOM 14' 2" x 14' 0"
With two UPVC double glazed windows to the front, and with a stone fireplace having a gently raised and projecting hearth, prominent gas fire and plinths upon either side. Central heating radiator, coving to the ceiling, two wall light points and with a ceiling light point.

EXTENDED SITTING ROOM/COMBINED DINING ROOM 18' 5" x 10' 5"
(when measured at widest points)
With UPVC double glazed sliding patio doors viewing to the rear garden, and further with a central heating radiator, coving to the ceiling, two wall light points and ceiling light point.

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

KITCHEN 10' 10" x 9' 10" (when measured at widest points)
With a UPVC double glazed window to the rear, and furnished with a good range of light wood styled cupboard fronted units, with base cupboards and drawers being surmounted by roll edged work surfaces and with an inset one and a half bowl sink and drainer having mixer tap above.

OUTSIDE

Set back behind a **BLOCK PAVED DRIVEWAY** which continues to the side of the property so to present an approach to the property's principal entrance, and also to the;

GARAGE 15' 8" x 8' 0"
With a roller door, UPVC double glazed window to the side, concrete floor, appliance space, fluorescent ceiling strip light and with a pedestrian door at the rear returning to the earlier mentioned breakfast room.

ENCLOSED REAR GARDEN
With an initial slabbed patio, and steps to one side to a raised tier with borders containing an array of specimen plants and shrubs. This aspect is enclosed, includes a pergola and small summer house, and has been designed with "low maintenance" in mind.

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



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



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Range of wall mounted cupboards, and to a corner, incorporating a built-in cooker arrangement with a "four burner" gas hob, concealed cooker hood above, and with a built-in electric double oven having an integrated grill. Suitable space and plumbing for an automatic washing machine, breakfast bar, central heating radiator, fluorescent ceiling strip light and with an open approach to a;

BREAKFAST ROOM 8' 7" x 8' 0"

With UPVC double glazed sliding patio doors to the rear, tiled floor, door to the garage (later mentioned) and with two ceiling light points.

FIRST FLOOR

Stairs rise from the reception hall to;

LANDING

With coving to the ceiling, ceiling light point and with doors leading off;

BEDROOM ONE 14' 10" x 14' 1" (at widest points)

With two UPVC double glazed windows to the front, and with a variety of fitted wardrobes having cupboards above. In addition there is a central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM TWO 14' 2" (at widest point into door recess) x 11' 4"

With a UPVC double glazed window to the rear, fitted furniture to include wardrobes, cupboards and a dressing table, central heating radiator and ceiling light point.

BEDROOM THREE 13' 0" x 7' 10" (at widest points)

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

BEDROOM FOUR 12' 0" (into door recess) x 7' 6" (at widest point)

With a UPVC double glazed window to the side, built-in overstairs cupboard, central heating radiator and with a fluorescent ceiling strip light.

BATHROOM 9' 2" x 5' 6"

With two UPVC obscure double glazed windows to the rear, and appointed with a white suite to include a bath having a shower over, splashback tiling, pedestal wash hand basin and low level WC. Central heating radiator, coving to the ceiling and ceiling light point.

SHOWER ROOM 7' 10" x 5' 8"

With a UPVC obscure double glazed window to the rear and appointed with a shower enclosure, pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

LINEN CUPBOARD

Houses the gas fired Worcester BOSCH combination boiler system and provides for linen storage space.

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.

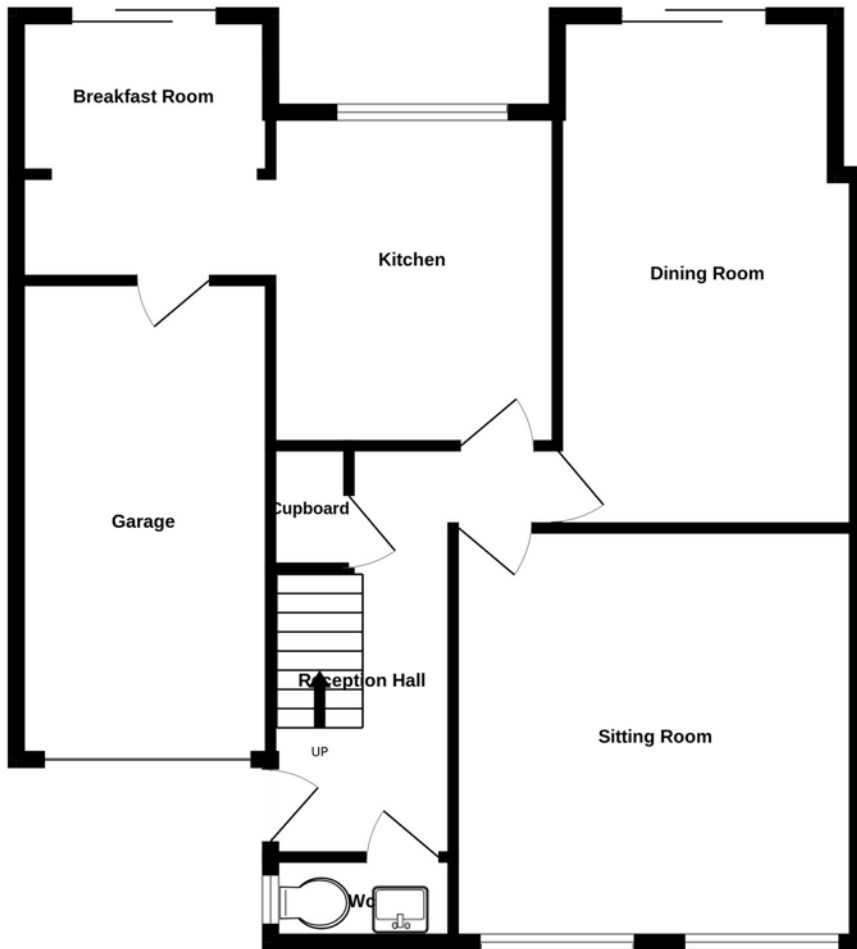
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

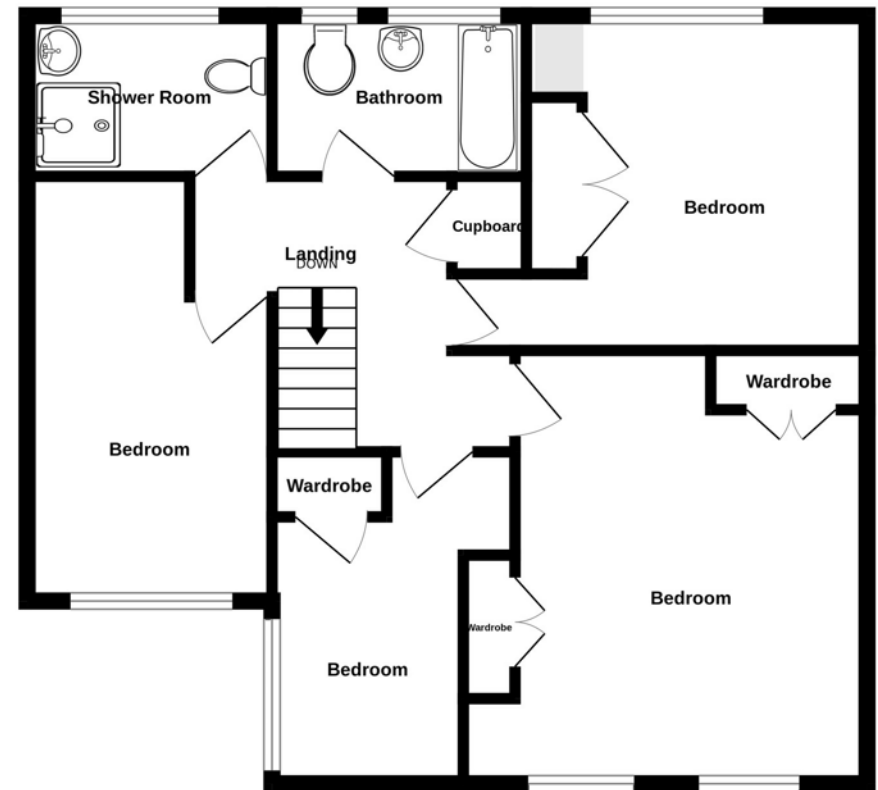
MISREPRESENTATION ACT 1967

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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