



**RECTORY CLOSE,  
OLDSWINFORD, STOURBRIDGE DY8 2HD**

**Taylor's**



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## RECTORY CLOSE, OLDSWINFORD, STOURBRIDGE DY8 2HD

Located within THE HEART OF OLDSWINFORD VILLAGE, JUST OFF RECTORY ROAD, NESTLED WITHIN A TRULY QUIET and ESTABLISHED CUL-DE-SAC, stands this DELIGHTFULLY PLANNED, MUCH-IMPROVED and WELL-LOVED THREE BEDROOM DETACHED FAMILY HOME. Being 'ONLY ONE OF FOUR' EVER BUILT, and further a STONES THROW from nearby SHOPS/SERVICES, SUPERB LOCAL SCHOOLS (Primary, Secondary and Sixth Form), LOCAL PARKS (such as Mary Stevens) and PUBLIC TRANSPORT LINKS (such as Bus and Rail), it makes this DETACHED RESIDENCE TRULY SUITABLE for any DISCERNING FAMILY and those needing to commute. Further with GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance porch leading through to entrance hallway, bay-fronted dining room, rear lounge, modern re-fitted kitchen, utility, ground floor w/c, first floor landing, three good bedrooms and family bathroom. To the front lies OFF-ROAD PARKING via a TARMAC DRIVE, leading to a SINGLE GARAGE and SIDE LEAN-TO, with to the rear a MOST STUNNING, PRIVATE and SUNNY ASPECT MATURE GARDEN SPACE ideal for those garden enthusiasts and those who enjoy entertaining. This is a RARE OPPORTUNITY TO PURCHASE having been owned for 30 YEARS, and therefore to arrange a viewing please do not hesitate to contact Taylor's Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Brick Built with rendering and a tiled, pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E. EPC C.



The accommodation is set over two floors and comprises;

### GROUND FLOOR

#### ENTRANCE PORCH

Having UPVC double glazed sliding patio doors to front, an obscure glazed door to the entrance hallway and ceiling lighting.

#### ENTRANCE HALLWAY 14' 1" (max) x 6' 7" (max)

Having an obscure glazed front door, a gas central heating radiator, cupboard storage, ceiling lighting, stairs with balustrade to first floor accommodation (later detailed) and further doors to ground floor accommodation.

#### DINING ROOM 13' 2" (max) x 11' 10" (max)

Entered through a door from the entrance hallway having feature walk-in UPVC double glazed bay window to front, feature electric fire with surround, hearth and mantle, a gas central heating radiator and ceiling lighting.

#### LOUNGE 15' 5" (max) x 11' 10" (max)

Entered through a door from the entrance hallway having a feature walk-in UPVC double glazed bay window with adjoining UPVC double glazed French door to garden, feature gas fire with surround, hearth and mantle, both wall and ceiling lighting and a gas central heating radiator.

#### KITCHEN 12' 1" (max) x 8' 5" (max)

Entered through a door from the entrance hallway beautifully furnished with a matt grey kitchen arrangement. At floor level there are a superb range of base units having both drawer and cupboard storage, together housing integrated dishwasher, integrated freezer, integrated fridge and further space for an oven and grill combination with hob. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap.

#### GARAGE 17' 1" (max) x 8' 0" (max)

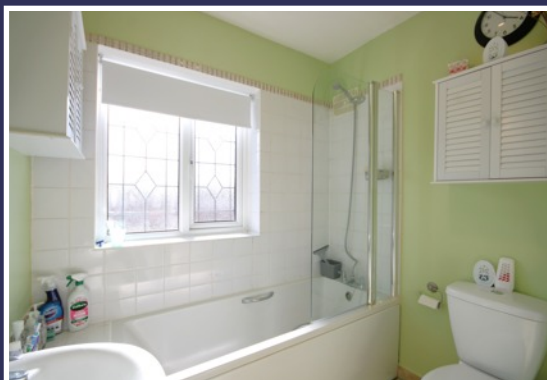
Having sectional front manual garage door, wall shelving, ceiling lighting and a rear door into the lobby area off the kitchen.

#### REAR GARDEN

Located to the rear of the property this superb family home boasts a truly tremendous garden plot within this cul-de-sac address. It provides a most private and sunny aspect garden space having both lawn and patio areas aplenty and further delightful features such as a pond area, dedicated shed and greenhouse areas and most established and well maintained borders. Further providing views both on the ground level and first floor level towards St. Mary's Church, it is a delightful space to be enjoyed by all.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(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	



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At eye-level a gas central heating radiator, splashback tiling, a superb range of wall mounted cupboard units, extractor fan, under cupboard lights, a UPVC double glazed window unit to garden aspect, a door to a pantry, door to lobby area which then leads off to adjoin to a utility, ground floor WC, garage and ceiling lighting.

**UTILITY 9' 0" (max) x 6' 1" (max)**

Accessed from a door from the kitchen off a lobby having plumbing for washing machine and tumble dryer, wall mounted boiler, wall mounted wash hand basin with hot and cold tap combination, a UPVC double glazed window unit to garden, an obscure UPVC double glazed unit to side aspect and ceiling lighting.

**GROUND FLOOR WC**

Entered through a door from the lobby area off the kitchen further adjacent to the utility room having a high hung WC, an obscure UPVC double glazed window unit to side aspect and ceiling lighting.

**FIRST FLOOR**

**LANDING 6' 7" (max) x 6' 4" (max)**

Accessed via stairs with balustrade from the entrance hallway having an obscure 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' 10" (max) x 11' 8" (max)**

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

**BEDROOM TWO 11' 9" (max) x 10' 9" (max)**

Entered through a door from the landing having a gas central heating radiator, two UPVC double glazed window units to front aspect and ceiling lighting.

**BEDROOM THREE 9' 8" (max) x 8' 6" (max)**

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

**BATHROOM 7' 4" (max) x 6' 7" (max)**

Entered through a door from the landing well appointed with a three piece bathroom suite which consists of fitted bath with overhead shower, glass shower screen and fitted bath panel, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, floor and wall tiling, a gas centrally heated towel rail, wall mounted cupboard storage, fitted cupboard storage, an obscure UPVC double glazed window unit to the front aspect and ceiling lighting.

**OUTSIDE**

This most delightful residence sits within the heart of Oldswinford village just off Rectory Road within a truly quiet and established cul-de-sac address. On approach the property greets you with a generous tarmac driveway providing ample off-road parking for multiple vehicles which then leads up onto the front elevation side access point and further to:

**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.

**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**

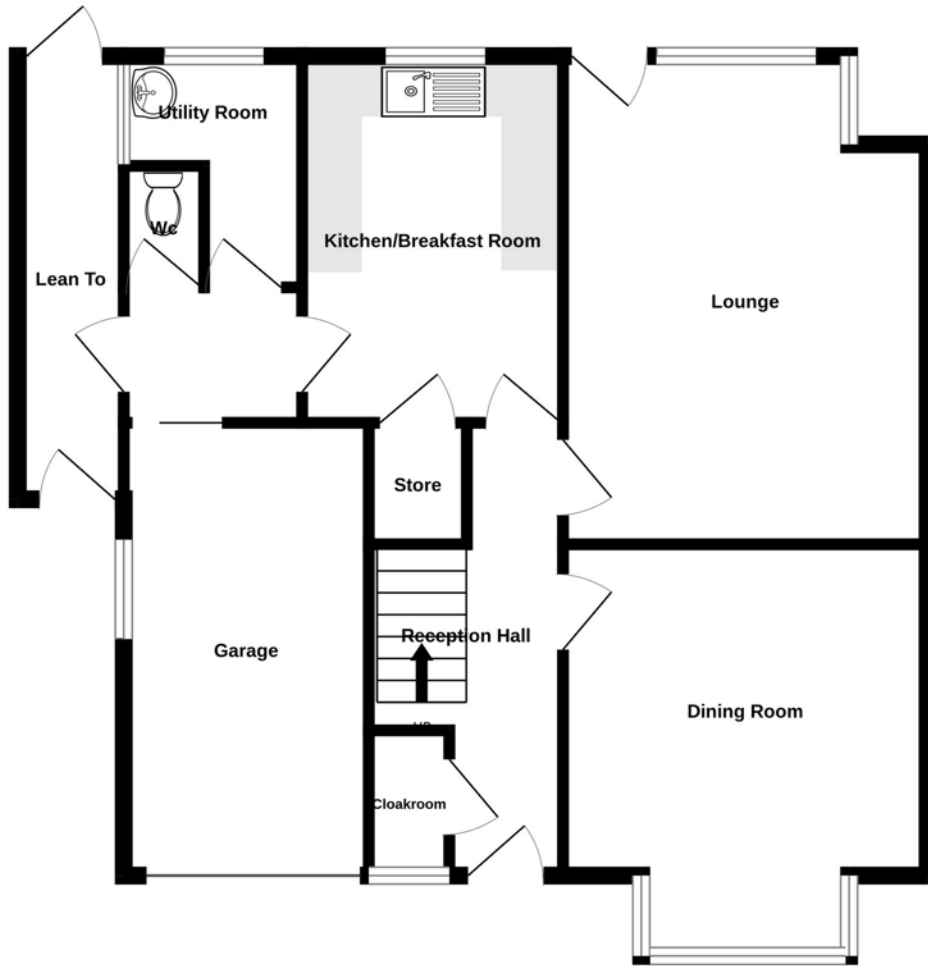
**CONSUMER PROTECTION REGULATIONS 2008**

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.

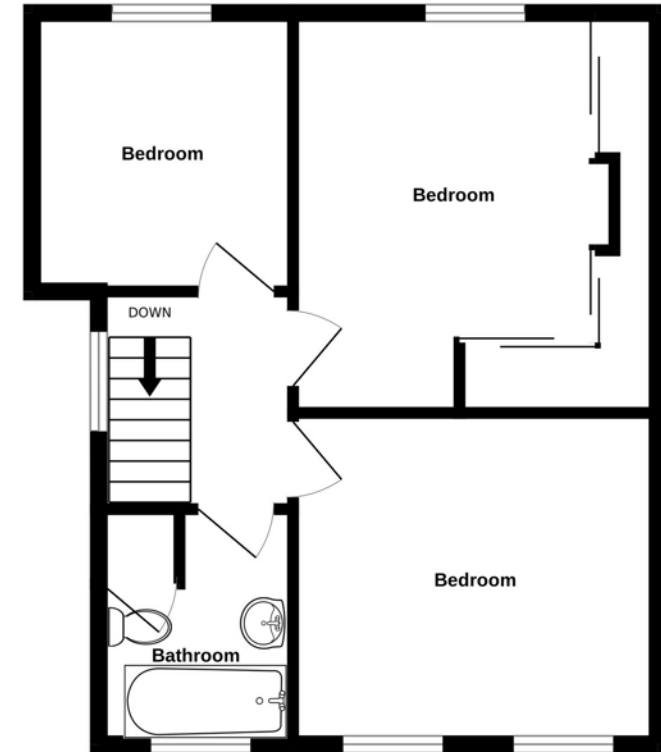
**PLANNING PERMISSION/ BUILDING REGULATIONS**

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.

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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