



**HILL STREET, OFF WORCESTER STREET,
OLD QUARTER, STOURBRIDGE DY8 1AR**

Taylor's



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Found in this established address, not far from Greenfield Primary School, this **TWO-BEDROOM, MID-TERRACE HOME** will now require updating and refurbishment, however, does include gas central heating and double glazing. Planned over two floors, and with **GREAT POTENTIAL**, the accommodation briefly comprises: Reception Hall, Two Reception Rooms, Kitchen, Rear Lobby, Bathroom, Cellar, First Floor Landing, and Two Double Bedrooms. Deceptive frontage and Level Rear Garden. Offered 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 B. EPC E.

In further detail;

GROUND FLOOR

A timber framed glazed front entrance door with glazed window above, opens to the;

RECEPTION HALL

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

FRONT RECEPTION ROOM 12' 1" x 8' 4"

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

REAR RECEPTION ROOM 12' 0" x 11' 8"

With a UPVC double glazed window to the rear, feature fireplace with gas fire, central heating radiator, television connection point, two wall light points, ceiling light point, door to the CELLAR and with a further door to;

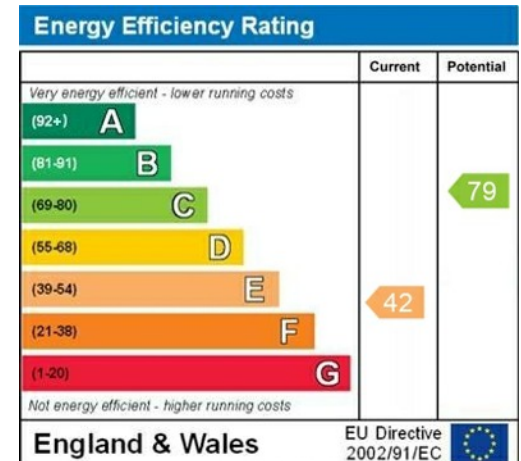
REAR HALL

With part glazed door to the side providing an approach to the rear garden (later mentioned), ceiling light point and with a part glazed door to;

REAR GARDEN

An aspect which may be approached from the rear hall or alternatively from side gated access with an initial patio extending to a lawn which has established borders. Once again, an aspect that has further potential.

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





KITCHEN 9' 2" x 7' 7"

With a UPVC double glazed window to the side and being basically furnished and in need of refitting. However, with some base cupboards having work surfaces over, inset stainless steel sink and drainer with mixer tap, appliance space, central heating radiator, floor based boiler (not tested), fluorescent ceiling strip light and with a door to;

REAR LOBBY

With a UPVC double glazed window to the side, fitted airing cupboard and door to;

BATHROOM 7' 1" x 5' 3"

With a UPVC obscure double glazed window to the rear, "easy access" bath with splashback boarding around, pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

FIRST FLOOR

Stairs rise to;

LANDING

With ceiling light point and doors which radiate off;

BEDROOM ONE 12' 1" x 12' 0"

With a UPVC double glazed window to the front, built-in cupboard, central heating radiator and ceiling light point.

BEDROOM TWO 12' 0" x 11' 8"

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

OUTSIDE

As earlier mentioned this PERIOD MID-TERRACE HOME has excellent potential, and is located off the renowned "Worcester Street" part way between Stourbridge town and Mary Stevens Park.

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.



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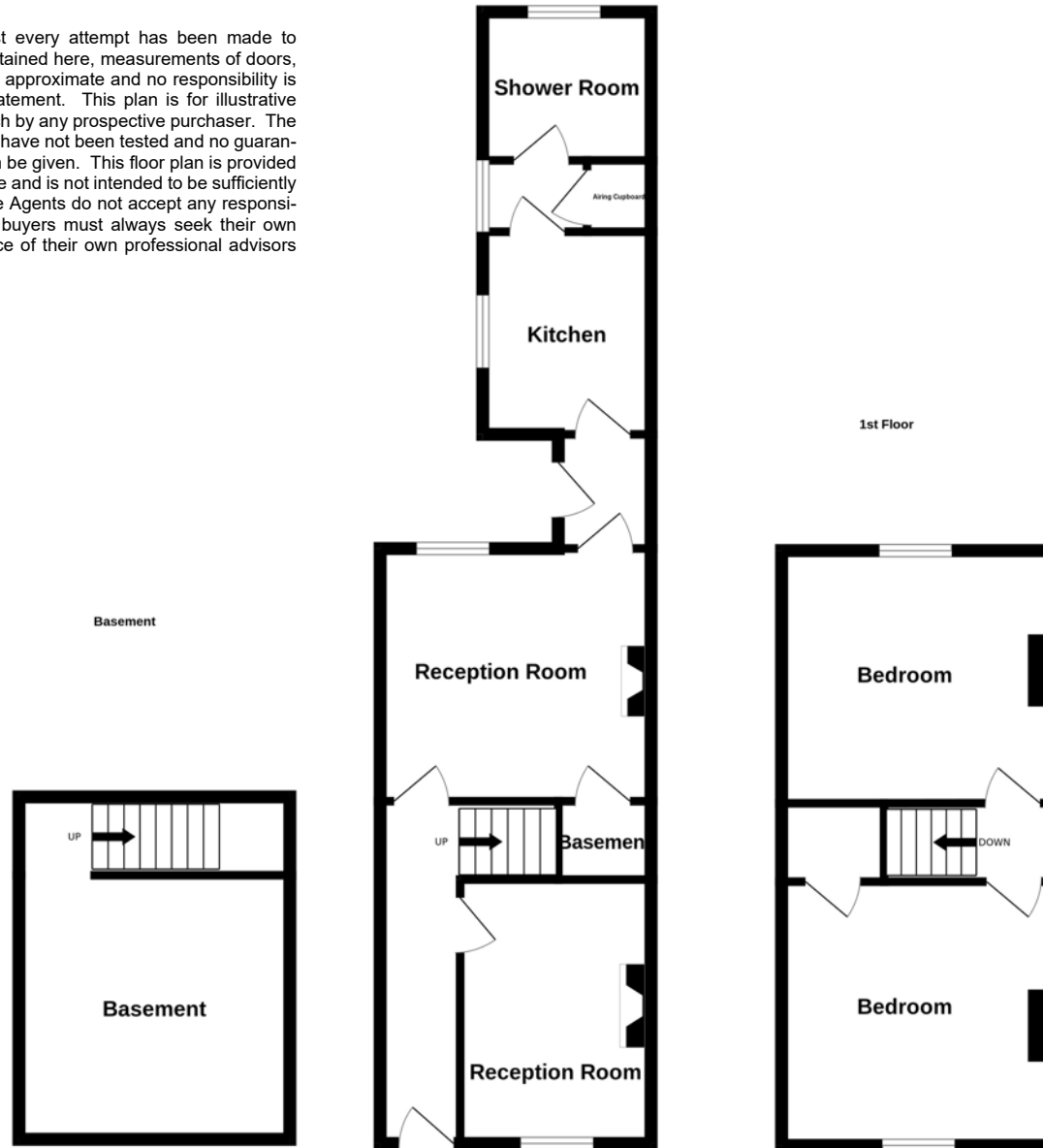
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MISREPRESENTATION ACT 1967

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

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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