



**IVERLEY WALK, PEDMORE,
STOURBRIDGE DY9 0YJ**

Taylor's



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Found at the head of this now established close, forming part of the Chawn Park development, this **THOUGHTFULLY IMPROVED AND WELL PRESENTED, THREE-BEDROOM, DETACHED HOME** is well worthy of an internal viewing. With both gas central heating and UPVC double glazing, the accommodation, which is planned over two floors, is seen to comprise: Reception Hall, Pleasant Sitting Room, **LOVELY REFITTED COMBINED DINING KITCHEN** (with a host of integral appliances), Landing, Three Bedrooms and Delightful Bathroom appointed in white. Fore Garden, Long Drive, **DETACHED GARAGE**, and an Enclosed Rear Garden with decking. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D.



In further detail;

GROUND FLOOR

A composite front entrance door with inset obscure double glazing, opens to the;

HALL

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, oak styled panel flooring, ceiling light point and with a part glazed door to;

SITTING ROOM 15' 10" x 12' 6"

With a UPVC double glazed bow window to the front, oak style laminate flooring, central heating radiator, two ceiling light points and with a useful understairs cupboard. Part glazed door to:

SPLENDID REFITTED DINING KITCHEN 15' 10" x 7' 10"

With the initial DINING AREA having UPVC double glazed double opening doors to the rear, ample space for the arrangement of dining table and chairs, central heating radiator, recessed ceiling lighting and being OPEN PLAN to;

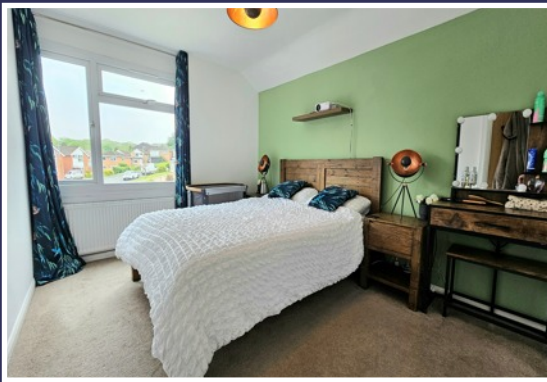
DETACHED GARAGE

With metal up-and-over door and glazed side window.

ENCLOSED REAR GARDEN

With an initial balcony of decking approached from side gated access or alternatively from the double opening doors from the dining kitchen. There are steps down to a level lawn, which includes a raised border to one side. Overall this is an aspect which achieves enclosure from timber fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



KITCHEN AREA which has a UPVC double glazed window to the rear, and is furnished with a good range of shaker styled cupboard fronted units to include base cupboards and drawers with work surfaces over, inset sink and drainer with mixer tap above, and with the “built-in cooker arrangement” comprising a “four burner” gas hob, electric oven below and with an overall cooker hood having a glass frame surround. Built-in fridge with separate freezer below, built-in “full sized” dishwasher, and with a built-in and concealed washer dryer. Range of wall mounted cupboards at eye-level and with recessed ceiling lighting.

FIRST FLOOR

Returning to the hall, stairs rise to;

LANDING

With a UPVC double glazed window to the side, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 12' 2" x 9' 8"

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

BEDROOM TWO 12' 2" x 9' 4"

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

BEDROOM THREE 9' 0" x 6' 0"

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

BATHROOM 8' 0" x 6' 3"

With a UPVC obscure double glazed window to the rear, and being appointed with a white suite to include a corner bath having shower over, complementary splashback tiling and with a pedestal wash hand basin and low level WC. Ladder styled radiator, extractor fan, recessed ceiling lighting and with a discreet cupboard housing the combination boiler system and providing for general purpose storage space.

OUTSIDE

Set back from a lawned foregarden, an adjoining driveway provides vehicular parking space and extends alongside the property to a;

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**

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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

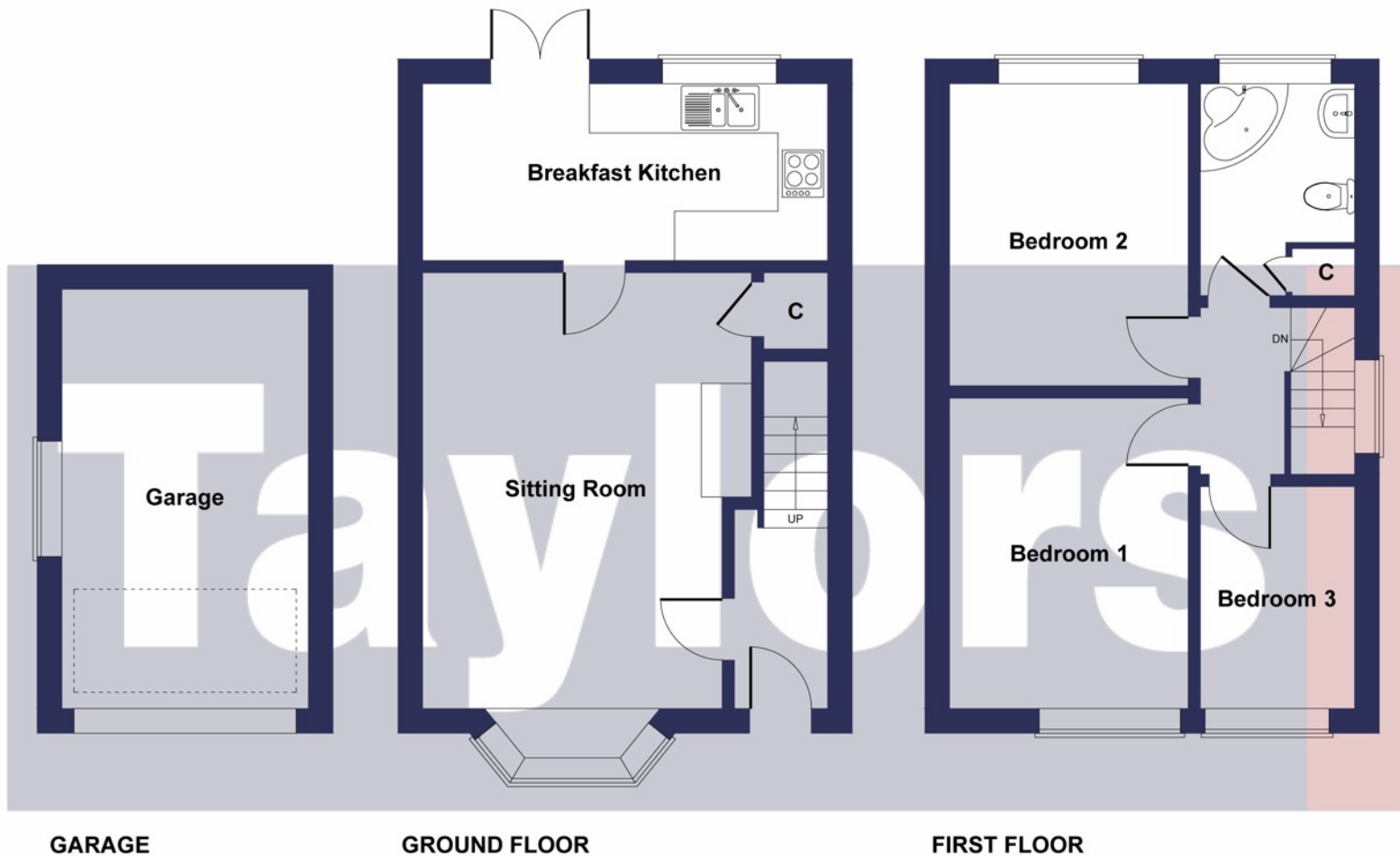
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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GARAGE

GROUND FLOOR

FIRST 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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