



**LAWN AVENUE,  
STOURBRIDGE DY8 3UP**





# LAWN AVENUE, STOURBRIDGE DY8 3UP

Holding an SET BACK, ESTABLISHED POSITION within this HIGHLY SOUGHT-AFTER and MOST POPULAR ADDRESS upon the fringes of the 'OLD-QUARTER' STOURBRIDGE, further TRULY CONVENIENT for SUPERB LOCAL SCHOOLS (Primary, Secondary and Sixth Form), LOCAL PARKS (such as Mary Stevens and Swan Pool Playing Fields), PUBLIC TRANSPORT LINKS and STOURBRIDGE TOWN CENTRE, stands this EXTENDED, BAY-FRONTED and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME. With GAS CENTRAL HEATING, DOUBLE GLAZING and further available with NO UPWARD CHAIN, the accommodation comprises in brief; Entrance hallway with w/c off, two formal reception rooms, full-width dining kitchen, conservatory, first floor landing, three double bedrooms and generous four-piece family bathroom. A SPACIOUS BLOCK-PAVED SHARED DRIVE adorns the front providing AMPLE PARKING FACILITY, further with RECESSED DETACHED GARAGE, with to the rear a PRETTY, SUNNY-ASPECT ESTABLISHED GARDEN having LAWN and DECKING AREA ideal for 'alfresco dining'. A viewing is ESSENTIAL and to do so please contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Brick built with render, tiled pitched roof and open-cell spray foam insulation. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC D.



The accommodation is set over two floors and comprises;

### GROUND FLOOR

**ENTRANCE HALLWAY** 11' 7" (max) x 5' 8" (max)  
Having an obscure glazed wood front door, understairs storage, a gas central heating radiator, ceiling lighting, door to ground floor WC, stairs with balustrade to first floor accommodation (later detailed) and doors to all ground floor accommodation.

**GROUND FLOOR WC**  
Entered via a door from the entrance hallway appointed with a pedestal toilet, wall mounted wash hand basin with hot and cold tap combination, a gas central heating radiator, wall tiling, wall mounted boiler, wood panelling, ceiling lighting and an obscure glazed unit to outdoors.

**DINING ROOM** 12' 1" (max) x 11' 2" (max)  
Entered through a door from the entrance hallway having feature walk-in UPVC double glazed bay window to front aspect, a gas central heating radiator and ceiling lighting.

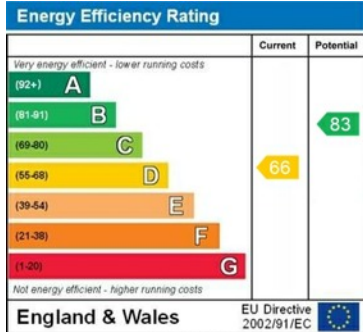
**LOUNGE** 13' 7" (max) x 12' 0" (max)  
Entered through a door from the entrance hallway having feature electric fire with surround hearth and mantle, UPVC double glazed window unit to front aspect, a gas central heating radiator and ceiling lighting.



### OUTSIDE

**Garage** 20' 4" (max) x 10' 3" (max)  
Having a manual up-and-over garage door, glazed window unit to garden, ceiling strip lighting and a side door to the garden.

**Garden**  
A pretty sunny aspect established space which provides a true range of mature trees, shrubs and potted borders and further boasts generous lawn and raised decking area ideal for the likes of alfresco dining.





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**DINING KITCHEN 20' 3" (max) x 8' 0" (max)**

Entered through a door from the entrance hallway. At floor level a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, dishwasher and tumble dryer 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. At eye-level space for a larder style fridge/freezer combination, a gas central heating radiator, a good range of wall mounted cupboard units, extractor fan, two glazed units to the garden, glazed door to the conservatory, splashback tiling and ceiling lighting.

**CONSERVATORY 9' 7" (max) x 7' 5" (max)**

Entered through a door from the kitchen having multiple glazed window units to the garden, wall lighting and further sliding patio doors to the garden.

**FIRST FLOOR**

**LANDING 11' 2" (max) x 5' 8" (max)**

Accessed via stairs with balustrade from the entrance hallway having an obscure glazed window unit, built-in cupboard storage, ceiling lighting and doors to all first floor accommodation.

**BEDROOM ONE 12' 1" (max) x 12' 1" (max)**

Entered through a door from the landing having a range of fitted wardrobes, dresser and side tables, a gas central heating radiator, UPVC double glazed window unit and ceiling lighting.

**BEDROOM TWO 12' 1" (max) x 9' 9" (max)**

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

**BEDROOM THREE 11' 2" (max) x 8' 9" (max)**

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

**BATHROOM 11' 2" (max) x 6' 6" (max)**

Entered through a door from the landing and appointed with a four piece bathroom suite consisting of fitted corner bath with bath panel and hot and cold tap combination, fitted shower unit with shower tray and shower screen doors, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas centrally heated radiator, an obscure glazed window unit, wall tiling, extractor fan and ceiling lighting.

**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.

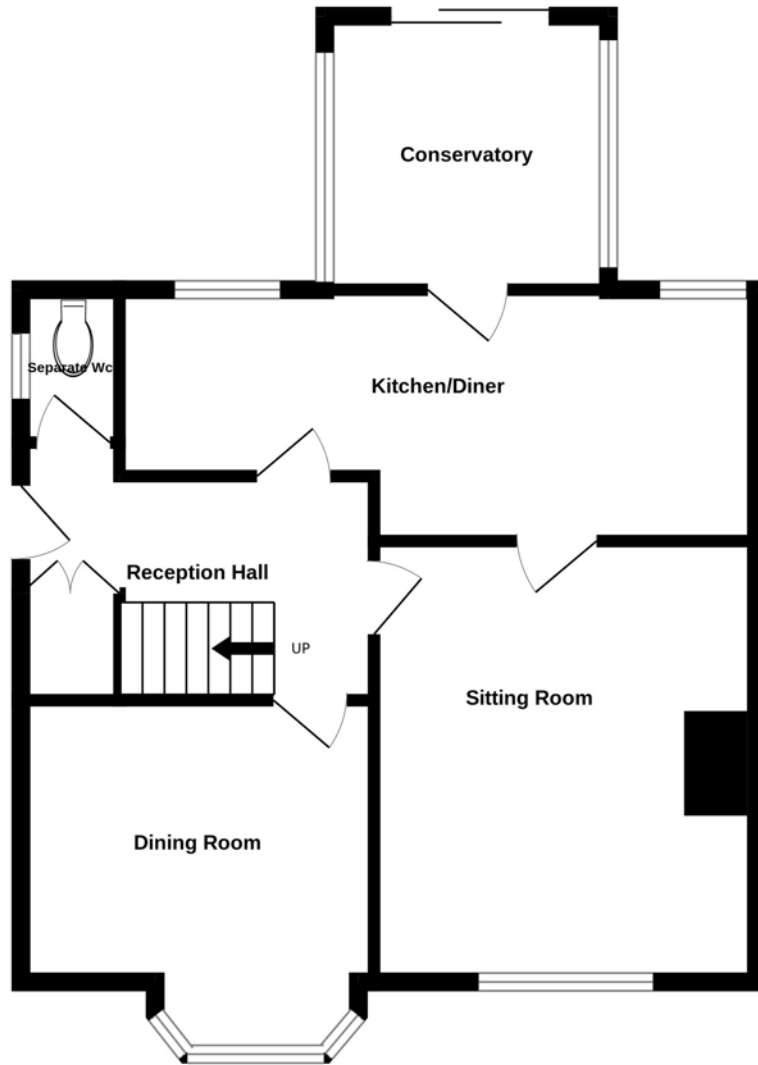
**PLANNING PERMISSION/ BUILDING REGULATIONS**

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.

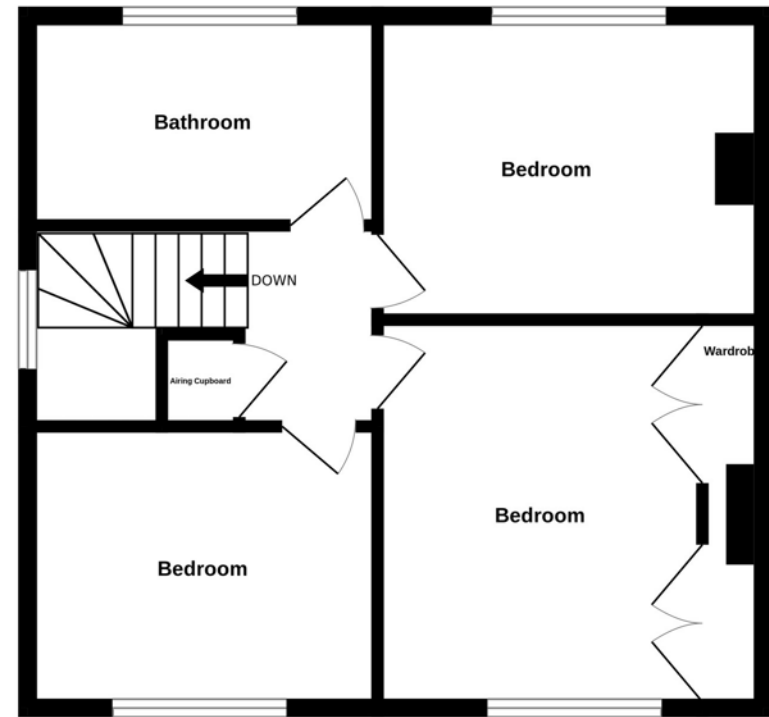
**MISREPRESENTATION ACT 1967**

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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