



**WOLLESCOTE ROAD
PEDMORE, STOURBRIDGE DY9 7JR**

Taylor's

WOLLESCOTE ROAD PEDMORE DY9 7JR

IMMACULATE EXTENDED THREE BEDROOM DETACHED 'MUCKLOW' FAMILY HOME

- ROOMS & DIMENSIONS
 - GROUND FLOOR
 - ENTRANCE HALLWAY - 14' 3" x 6' 3"
 - SHOWER ROOM - 12' 2" x 3' 1"
 - FORMAL DINING ROOM - 12' 3" (max into bay) x 11' 9"
 - EXTENDED LOUNGE - 23' 0" x 11' 9"
 - DINING KITCHEN - 18' 7" x 9' 7"
 - SIDE UTILITY AND STORAGE - 27' 5" x 6' 1"
 - FIRST FLOOR
 - LANDING - 9' 8" x 5' 8"
 - BEDROOM ONE - 13' 0" x 10' 1" (to wardrobes)
 - BEDROOM TWO - 11' 10" x 10' 10"
 - BEDROOM THREE - 10' 1" x 9' 9"
 - BATHROOM - 9' 9" x 7' 8"
 - OUTSIDE
 - INTEGRAL GARAGE - 16' 10" x 8' 1"
 - REAR GARDEN
- ALL MEASUREMENTS ARE TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.



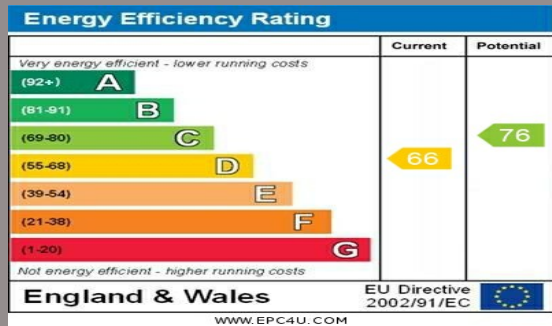
Occupying a DELIGHTFULLY SET BACK position upon this TRULY ADMIRABLE and SOUGHT-AFTER service road address of PEDMORE, stands this MOST IMMACULATE, EXTENDED and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED 'MUCKLOW' FAMILY HOME. Not far from SUPERB LOCAL SCHOOLS (both Primary and Secondary), PUBLIC TRANSPORT LINKS (both bus and rail) and IDYLIC LOCAL PARKS such as Stevens Park, it lends itself to the MOST DISCERNING BUYER and FAMILIES to enjoy local services and amenities. Moreover, MUCH LOVED by the current vendors for the past 26 years, it presents both a RARE and SUPERB OPPORTUNITY TO PURCHASE! The accommodation overall affords a GENEROUS LAYOUT, with GAS CENTRAL HEATING, DOUBLE GLAZING and comprising in brief; Entrance hallway with stairs to first floor accommodation and ground floor shower room off, bay-fronted formal dining room, extended lounge, extended dining kitchen, side utility and storage space, first floor landing, three good bedrooms and four-piece family bathroom. OFF-ROAD PARKING via a tarmac drive with adjoining front garden and INTEGRAL SINGLE GARAGE adorns this front, with to the rear a PLEASANT and SUNNY GARDEN SPACE providing both LAWN and PATIO AREA ideal for the likes of 'al fresco dining'. A viewing is ESSENTIAL to FULLY APPRECIATE the accommodation on offer and to do so please contact Taylors Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E. EPC D.

TASB9149D

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.





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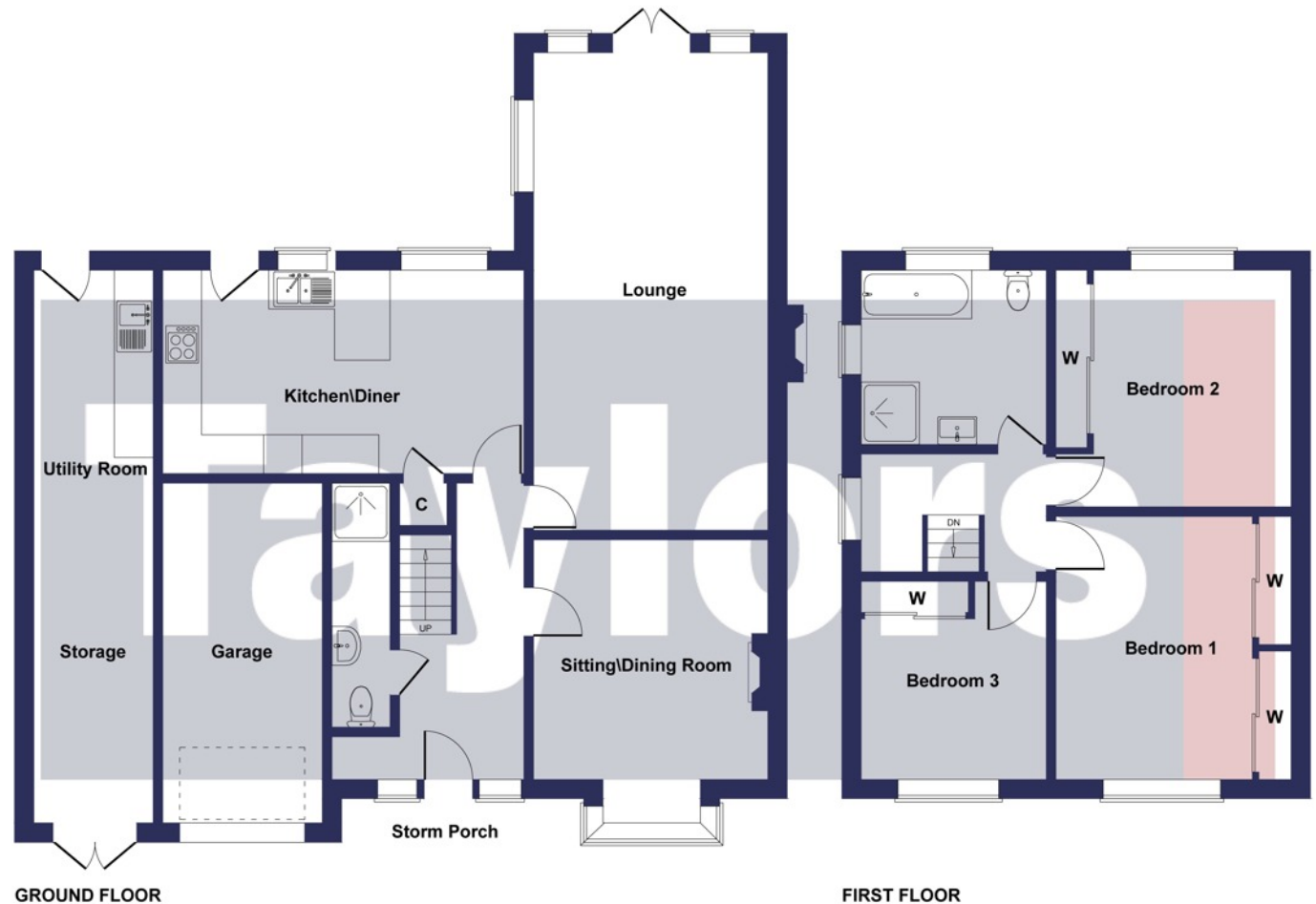
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We have offices at:

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GROUND FLOOR

FIRST FLOOR

IMPORTANT NOTICES AND DISCLAIMERS: 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 affect 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. **ENERGY PERFORMANCE CERTIFICATE (EPC):** a full version can be supplied from any of our offices - free from any charge. Taylor's 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. **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 Taylor's branch for advice or confirmation on any points. **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.** Taylor's 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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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 Taylor's 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 Taylor's accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOOR PLAN (provided for guidance 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. The floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. We 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).