



**FLINT GROVE, WORDSLEY,
STOURBRIDGE DY8 4BZ**



Taylor's

FLINT GROVE, WORDSLEY, STOURBRIDGE DY8 4BZ

Occupying a **RATHER DELIGHTFUL POSITION** in **WORDSLEY**, just off **Marine Crescent**, and further being well-placed for **GOOD LOCAL SCHOOLS, SERVICES** and **LOCAL CANAL WALKS**, lies this **SPACIOUS** and **MODERN (7 YEARS OLD) FOUR BEDROOM DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, kitchen, **FULL-WIDTH LOUNGE DINING ROOM**, utility/snug, downstairs w/c, four bedrooms and family bathroom. At the front lies a **FULL-WIDTH BLOCK-PAVED DRIVEWAY** providing **AMPLE OFF-ROAD PARKING** and a integral garage store. To the rear is a **GENEROUS GARDEN** with **PATIO AREA**. **MUST BE VIEWED** to be **FULLY APPRECIATED**. To do so, please contact Taylor's Estate Agents **STOURBRIDGE Office**. Council Tax Band **D**.



In further detail the accommodation is spread over two floors and comprises;

ENTRANCE HALLWAY 13'6" x 5'4"

Entered through a obscure composite door, having a gas central heating radiator, cupboard storage, downstairs w/c and multiple doors leading to ground floor accommodation.



KITCHEN 10'6" x 8'6"

Entered through a door from the entrance hallway, beautifully appointed with a modern, gloss finish kitchen. At floor level a good range of base units having drawer, cupboard and deep-pan drawer units. Further having plumbing and integrated appliances such as dishwasher and fridge. Surmounted on top are roll-edged worktops with adjoining upstand which provides splashback facility to both the inset four-point gas hob and sink with drainer and mixer tap. At eye level, a good range of of wall mounted units in gloss white, housing integrated double oven, extractor fan above gas hobs, a gas central heating radiator, UPVC double glazed unit to front aspect and ceiling lighting.

VERSATILE UTILITY/SNUG 12'5" x 7'2"

Entered through a door from entrance hallway, housing boiler, plumbing for washing machine and tumble dryer, having a gas central heating radiator and ceiling lighting.



DOWNSTAIRS W/C 6'2" x 3'6"

Entered through a door from entrance hallway, appointed with vanity wash hand basin with mixer tap, pedestal toilet, a gas central heating radiator, chrome toilet roll holder, splashback tiling, UPVC obscure double glazed unit to side aspect, extractor fan and ceiling lighting.

OUTSIDE

Occupying a rather delightful position in Wordsley, great for local schools, services and canal walks, this superb family home is approached via a full-width block-paved driveway providing ample off-road parking for multiple vehicles. It further leads to;

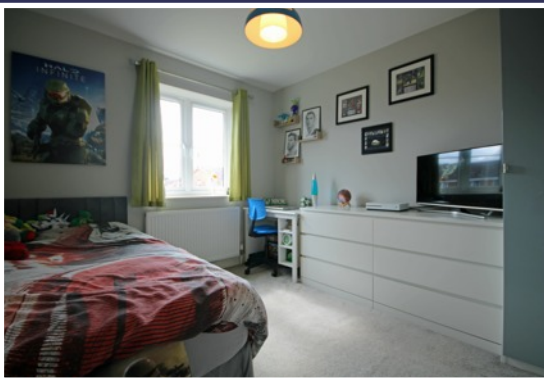
INTEGRAL GARAGE/STORE

Accessed via a roller-shutter garage door, providing a useful storage space.

REAR GARDEN

Can be accessed either via the outdoor side access or via the UPVC double glazed french doors from the lounge dining room, it provides a great space including a large lawn area, potting boarder housing various plants and shrubs and a patio area ideal for garden furniture and entertaining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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	



LOUNGE DINING ROOM 20'10" x 12'3"

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed window unit to garden aspect, UPVC double glazed french doors to garden aspect, stairs with balustrade to first floor accommodation (later detailed) and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 14'8" (max) x 7'9"

Accessed via stairs with balustrade from lounge dining room, having loft hatch to roof space, cupboard storage, ceiling lighting and doors to first floor accommodation.

BEDROOM ONE 11'3" x 10'1"

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

BEDROOM TWO 10'2" x 9'3"

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

BEDROOM THREE 10'9" x 9'1"

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

BEDROOM FOUR 11'5" (max) x 9'6"

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

FAMILY BATHROOM 9'8" x 5'9"

Entered through a door from landing, well-appointed with a four-piece bath/shower suite consisting of fitted bath with bath panel, chrome mixer tap with chrome shower head attachment, corner shower with shower tray, chrome fittings and sliding glass shower doors, pedestal toilet, pedestal wash hand basin with mixer tap, a gas central heating radiator, extractor fan, splashback tiling, UPVC obscure double glazed window unit to side aspect and ceiling lighting.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

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 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.

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.



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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk