



WILDACRES
WOLLASTON, STOURBRIDGE, DY8 3PH

Taylors

WILDACRES WOLLASTON DY8 3PH

*TRULY STUNNING RE-PLANNED
FAMILY HOME IN SOUGHT
AFTER WOLLASTON ADDRESS!*

GROUND FLOOR

ENTRANCE HALL - 9' 3" x 8' 8" (2.82m x 2.64m)

LOUNGE - 15' 8" x 12' 9" (4.77m x 3.88m)

DINING ROOM - 11' 10" x 9' 9" (3.60m x 2.97m)

KITCHEN - 9' 9" x 8' 6" (2.97m x 2.59m)

OPEN-PLAN UTILITY - 15' 6" x 7' 2" (4.72m x 2.18m)

GUEST W/C - 5' 0" x 2' 6" (1.52m x 0.76m)

FIRST FLOOR

FIRST FLOOR LANDING - 8' 1" x 5' 6"

(2.46m x 1.68m)

BEDROOM ONE - 12' 9" x 11' 4" (3.88m x 3.45m)

BEDROOM TWO - 12' 10" x 9' 7" (3.91m x 2.92m)

BEDROOM THREE - 8' 3" x 8' 1" (2.51m x 2.46m)

FAMILY BATHROOM - 7' 7" x 6' 5" (2.31m x 1.95m)

GARAGE - 17' 9" x 7' 10" (5.41m x 2.39m)

***ALL MEASUREMENTS 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.



Situated within this TRULY SOUGHT-AFTER and HIGHLY DESIRABLE WOLLASTON ADDRESS, NOT FAR from WOLLASTON VILLAGE hosting an array of shops/services, SUPERB LOCAL SCHOOLS, PUBLIC TRANSPORT LINKS and access to IDYLIC SOUTH STAFFORDSHIRE COUNTRYSIDE, stands this EXQUISITE EXAMPLE of a SUMPTUOUS and MOST IMMACULATE THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME. Having undergone EXTENSIVE RENOVATION by the current owners, the property presents STUNNING 'MOVE-IN READY' accommodation which is well-planned to suit any discerning purchaser/family. With GAS CENTRAL HEATING, DOUBLE GLAZING and further available with NO UPWARD CHAIN, the accommodation comprises in brief; Welcoming entrance hall, lounge, dining room, beautiful fitted kitchen open through to utility room with fitted units, plumbing and lantern-pod roof, guest w/c, first floor landing, THREE GOOD BEDROOMS and re-appointed four-piece family bathroom. To front stands ABUNDANT OFF-ROAD PARKING via a RE-LANDSCAPED DRIVEWAY for multiple vehicles leading to the front elevation and SINGLE GARAGE FACILITY, with to the rear a MOST PRIVATE, RE-LANDSCAPED SUNNY ASPECT GARDEN having DEDICATED LAWN, RAISED POTTING BOARDERS and DECKING AREA ideal for 'alfresco dining'. The property presents a TRULY SUPERB OPPORTUNITY TO PURCHASE a SIMPLY STUNNING FAMILY HOME with a viewing essential to appreciate. To do so, please contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Standard. Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low. Council Tax Band C. EPC D . **TASB 9206D**

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	68	
	EU Directive 2002/91/EC	

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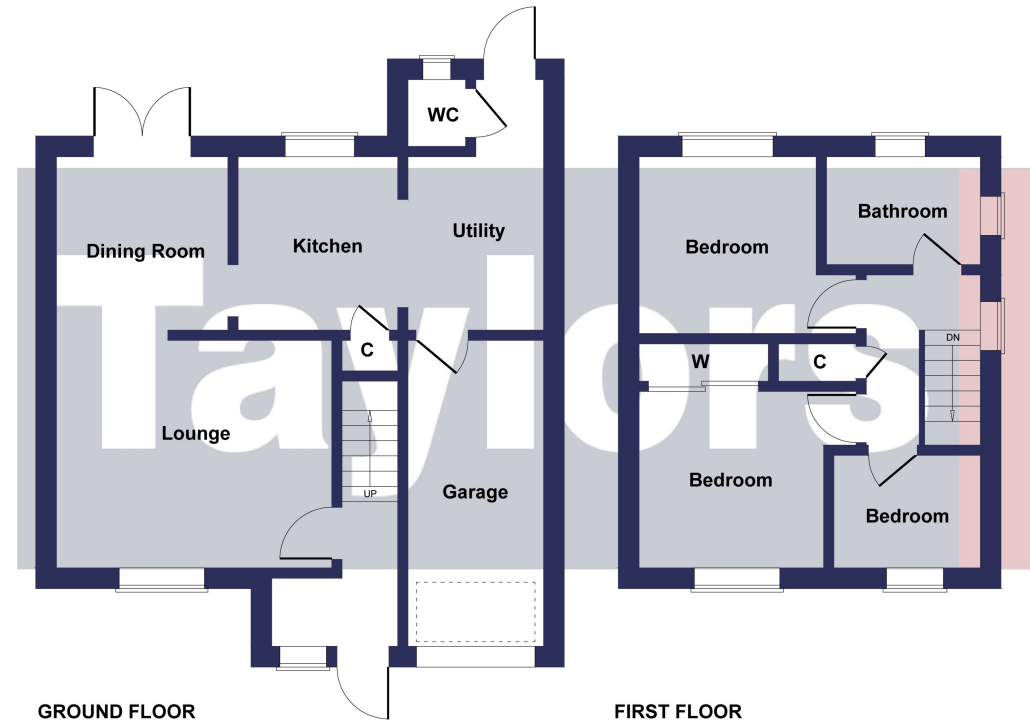
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We have offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



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).

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. 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. **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. **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. **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 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. **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).