



**Taylors**



# White Close (off Leys Close/Old Ham Lane), Pedmore, Stourbridge DY9 0UR

Guide Price £475,000

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Delightfully situated off the head of this established close, not far from popular schools and commuter links, this RATHER SURPRISING, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME presents a layout with gas central heating and double glazing to briefly comprise: Enlarged Reception Hall, Guests Cloakroom, Sitting Room, Separate Dining Room, EXTENDED BREAKFAST KITCHEN, Side Hall, Utility Room, Landing, Four Bedrooms (one with ENSUITE) and House Bathroom. Fore Garden with LONG DRIVEWAY to a Wide GARAGE, and with Private Rear Gardens broadening into a far corner. Offered 'for sale' with NO UPWARD CHAIN. Tenure: Freehold. Construction: Standard (settlement history/some new drains). 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 F. EPC C.

#### ENLARGED RECEPTION HALL

GUESTS CLOAKROOM 6' 4" x 4' 7" (1.93m x 1.40m)

SITTING ROOM 23' 9" x 14' 4" (7.23m x 4.37m) Measured at widest points

DINING ROOM 12' 0" x 10' 10" (3.65m x 3.30m)

BREAKFAST KITCHEN 16' 9" x 12' 5" (5.10m x 3.78m) Measured at widest points

#### SIDE HALL

UTILITY ROOM 8' 7" x 7' 2" (2.61m x 2.18m)

#### LANDING

BEDROOM ONE 14' 1" x 9' 4" (4.29m x 2.84m)

ENSUITE 7' 7" x 5' 5" (2.31m x 1.65m) Measured at widest points

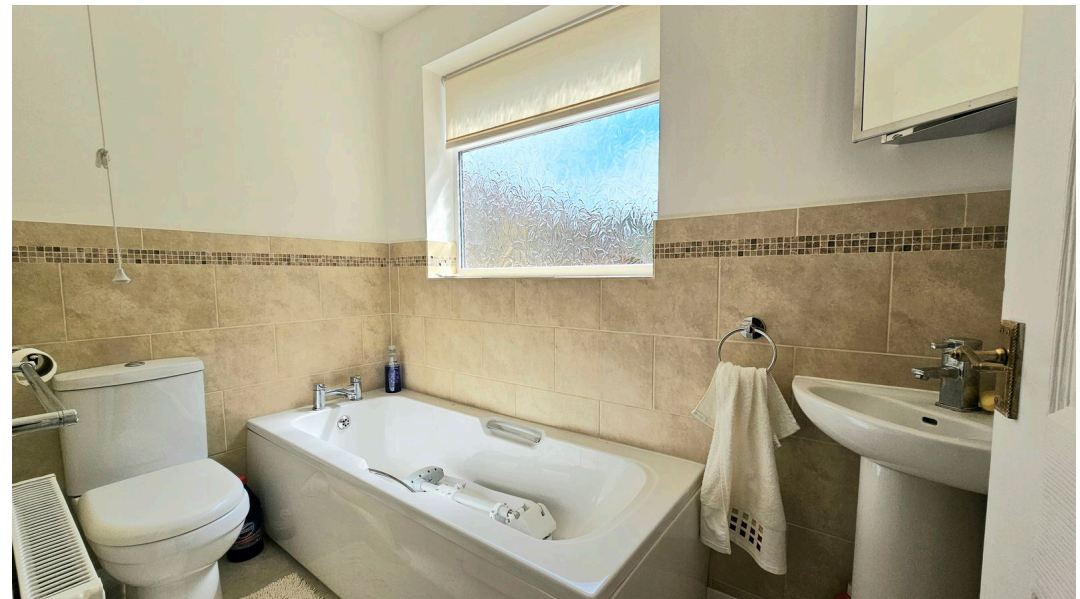
BEDROOM TWO 12' 0" x 10' 10" (3.65m x 3.30m) Measured at widest points

BEDROOM THREE 10' 6" x 7' 2" (3.20m x 2.18m) Measured at widest points

BEDROOM FOUR 11' 9" x 7' 5" (3.58m x 2.26m) Measured at widest points

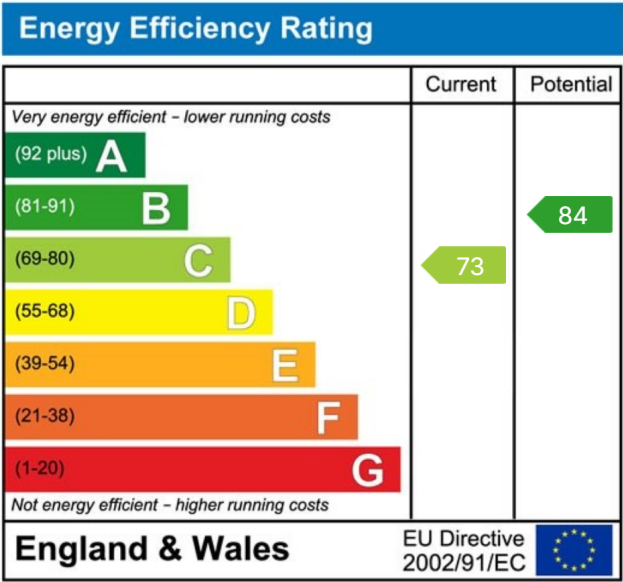
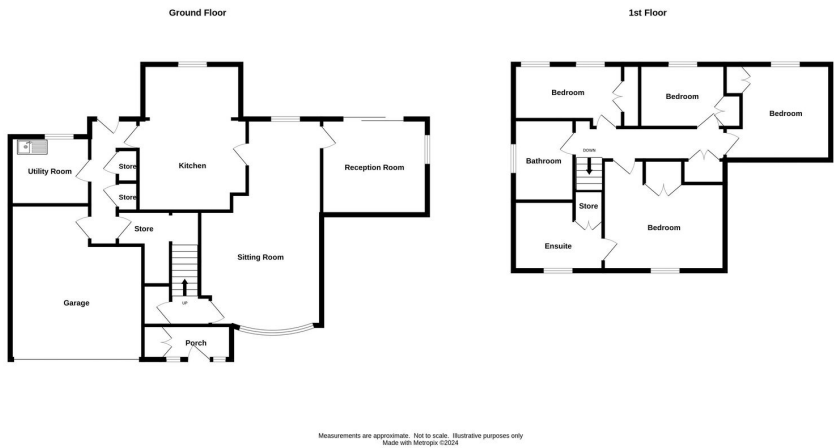
HOUSE BATHROOM 7' 7" x 4' 6" (2.31m x 1.37m)

GARAGE 18' 4" x 14' 7" (5.58m x 4.44m)





- NO UPWARD CHAIN
- BROAD REAR GARDENS
- LOVELY SETTING FROM THE HEAD OF THE CLOSE
- IDEALLY LOCATED FOR FAMILY BUYERS
- READILY ACCESSIBLE TO COMMUTER LINK ROADS AND TRAIN STATION
- FOUR BEDROOMS - ONE WITH ENSUITE
- TWO RECEPTION ROOMS
- LARGE UTILITY ROOM
- EXTENDED BTEAKFAST KITCHEN
- VIEW QUICKLY TO AVOID DISAPPOINTMENT



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.