



**SOUTH ROAD,  
STOURBRIDGE, DY8 3XZ**

**Taylor's**



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## SOUTH ROAD, STOURBRIDGE DY8 3XZ

Just a short skip from the grounds of Mary Stevens Park, this **RATHER SUBSTANTIAL, FOUR/FIVE BEDROOM, PERIOD FAMILY HOME** has a **GENEROUS REAR GARDEN** and a **DOUBLE LENGTH DRIVEWAY**. With accommodation over three floors, the gas centrally heated and double glazed layout comprises: Reception Hall spanning over 30ft, Guests Cloakroom, CELLAR, Formal Front Sitting Room, Rear Sitting Room, Dining Room, CONSERVATORY, Kitchen, Four First Floor Bedrooms, House Bathroom and Further Loft Bedroom PLUS Shower Room. Tandem Drive and with **TRULY LOVELY REAR GARDENS** extending at some length.

In further detail;

### GROUND FLOOR

A vestibule provides a sheltered approach to the property's principal front entrance where a leaded light glazed door with surrounding ornate windows, opens to the;

#### LARGE RECEPTION HALL

Extending over 30 ft in length and with stairs leading off rising to the first floor accommodation (later mentioned). Having an attractive "Minton" tiled floor, there are also two central heating radiators, two ceiling light points, door to the CELLAR and with other doors leading off;

#### FRONT SITTING ROOM 15' 4" x 13' 0" (when measured at widest points)

With a delightful bay window to the front having internal shutters, together with bench seating. An ornate period styled fireplace has a projecting hearth, together with a grate suitable for an open fire. Exposed natural wood floor, central heating radiator, provisions for a television, original coving to the ceiling and ceiling light point.

#### REAR RECEPTION/SITTING ROOM 14' 0" x 12' 1"

Having double opening glazed doors to the conservatory (later mentioned), and with a wall mounted gas fire. Central heating radiator, laminate flooring, provisions for a television, picture rail and ceiling light point.

Returning to the reception hall, further doors open to;

#### GUESTS CLOAKROOM

With an obscure glazed window and being appointed with a low level WC and corner wash hand basin having toiletry cupboard beneath. Tiled floor and ceiling light point.

#### DINING ROOM 12' 8" x 11' 0"

Provides ample space for the formal and advantageous arrangement of dining table, chairs and other furnishings as may be preferred. Corner double door cabinet with part glazing for display purposes, central heating radiator, laminate flooring, picture rail, ceiling light point and with double opening doors leading to the;

#### CONSERVATORY 15' 1" x 9' 5"

With tall UPVC double glazed windows and UPVC double glazed "French styled" doors viewing to the generous rear garden. In addition, there is a continuation of the laminate floor covering from the dining room, central heating radiator, provisions for a television, and two wall light points.

#### SHOWER ROOM 7' 2" x 5' 0"

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement in white to include corner shower enclosure having Triton shower within, low level WC and corner wash hand basin with double door vanity beneath. Central heating radiator, extractor fan and ceiling light point.

### OUTSIDE

As earlier mentioned this **SUBSTANTIAL, PERIOD FAMILY HOME** enjoys a position within the renowned South Road, only a short distance from Mary Stevens Park. Set back behind a low level brick wall, a path opening provides an approach to the property's principal vestibule front entrance. However, to the side;

#### DOUBLE LENGTH DRIVE

With valuable off-road vehicular parking space, and with a gate which provides an onward approach to;

#### GENEROUS REAR GARDENS

An aspect of the property to complement the accommodation within, and with an initial patio area incorporating a raised fish pond, and with the patio widening just behind the kitchen. A level lawn leads off with raised borders and a conifer screen to the right, and in the second half of the garden there are further lawns, central path and a greenhouse. This really is a pleasant aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		44
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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It is from the dining room that an open approach is offered to the;

#### KITCHEN 11' 0" x 10' 4"

Having UPVC double glazed windows to the rear and side, and is furnished with a good range of cream cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with a corner positioned double bowl sink and drainer including mixer tap. Complementary splashback tiling forms a surround to the work surfaces. Integrated full sized dishwasher, suitable space and plumbing for an automatic washing machine, and also with space suitable for a range styled cooker having a fitted stainless steel canopy hood above. Space for a tall fridge/freezer, range of wall mounted cupboards providing for additional storage space, tiled floor, central heating radiator, ceiling light point and with a UPVC obscure double glazed door to the rear garden.

#### FIRST FLOOR

Once again returning to the reception hall, stairs lead off and rise to a;

#### GALLERY STYLED LANDING

With a continuation of the balustrade to the stairs continuing around the stair opening, and extending more than 30 ft in length. There is a UPVC double glazed window to the side, central heating radiator, numerous ceiling light points, stairs which rise to the second floor (later mentioned) and with doors radiating off;

#### BEDROOM TWO 13' 8" x 11' 3"

With a large UPVC double glazed window to the front, laminate flooring, central heating radiator, picture rail and ceiling light point.

#### BEDROOM THREE 14' 0" x 11' 3" (minimum)

With a UPVC double glazed window enjoying a view to the rear garden, and being furnished with fitted double wardrobes having cupboards above. Laminate flooring, central heating radiator, coving to the ceiling and ceiling light point.

#### BEDROOM FOUR 10' 7" x 10' 5"

With a UPVC double glazed window to the rear enjoying a view to the garden, laminate flooring, central heating radiator and ceiling light point.

#### BEDROOM FIVE/HOME STUDY 10' 4" x 7' 0"

Currently utilised as a home office, however could easily incorporate single bedroom furnishings. There is a tall UPVC double glazed window to the front, laminate flooring, central heating radiator, coving to the ceiling and ceiling light point.

#### FAMILY BATHROOM 12' 8" x 7' 3"

With a large UPVC obscure double glazed window to the side and appointed with a four piece white suite to include bath, corner shower enclosure, winged hand wash basin above vanity cupboards and with a low level WC. Integral mirror with plinth lighting above, fashionable "ladder styled" heated towel radiator, recessed ceiling lighting and with a discreet cupboard housing the Baxi gas fired boiler system.

#### SECOND FLOOR

Stairs which lead off the first floor landing rise to a:

#### SECOND FLOOR LANDING

With skylight window, ceiling light point and doors which lead off:

#### BEDROOM ONE 15' 2" x 17' 3" (only when measured at widest points)

With a UPVC double glazed window to the rear, additional UPVC double glazed window to the side, central heating radiator, laminate flooring, storage into the eaves and ceiling light point.

#### 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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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.

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#### VIEWING

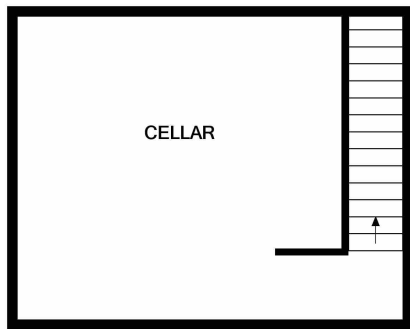
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#### CONSUMER PROTECTION REGULATIONS 2008

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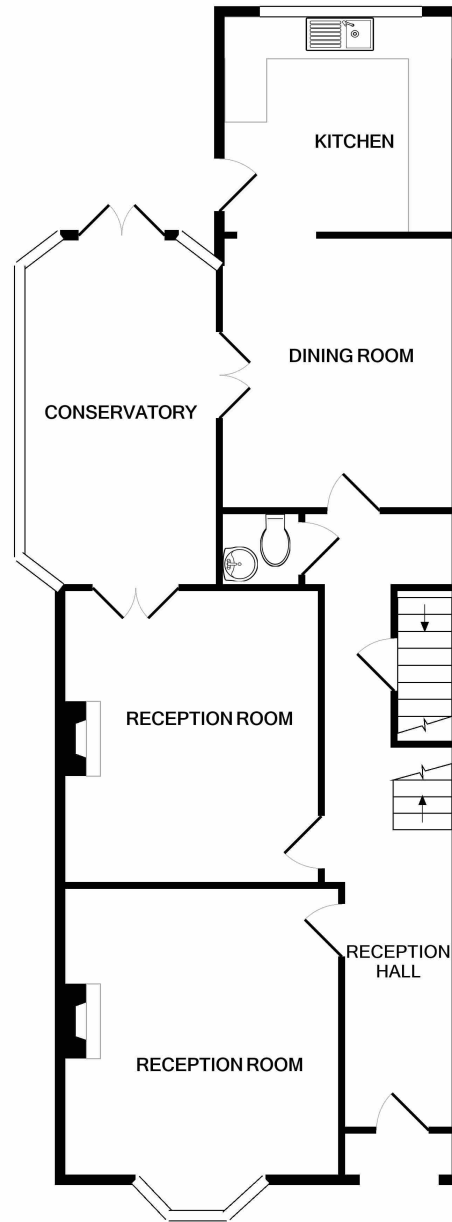
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CELLAR

CELLAR



CONSERVATORY

KITCHEN

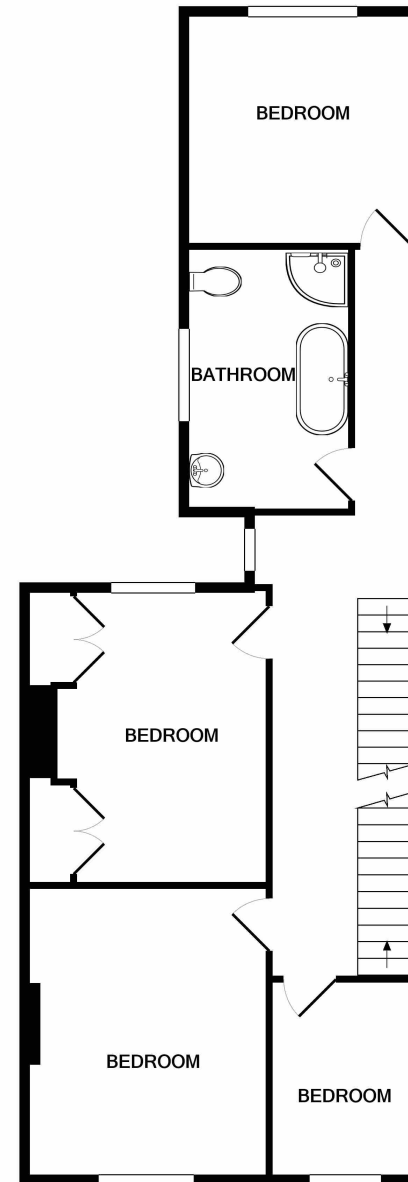
DINING ROOM

RECEPTION ROOM

RECEPTION HALL

RECEPTION ROOM

GROUND FLOOR



BEDROOM

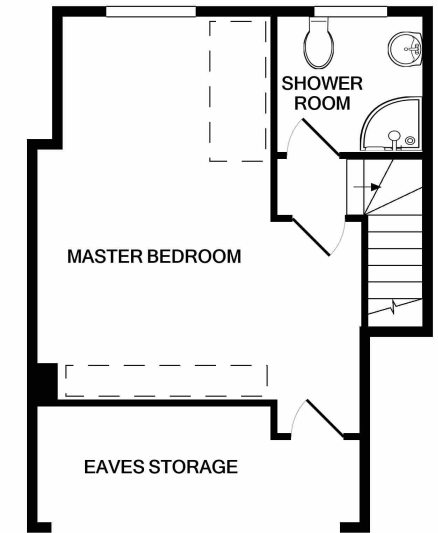
BATHROOM

BEDROOM

BEDROOM

BEDROOM

1ST FLOOR



SHOWER ROOM

MASTER BEDROOM

EAVES STORAGE

2ND 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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