



**WOLVERLEY AVENUE, WOLLASTON,  
STOURBRIDGE DY8 3PJ**

**Taylor's**

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## WOLVERLEY AVENUE, WOLLASTON, STOURBRIDGE DY9 3PJ

Enjoying a lovely setting within an established close, not far from village amenities and the countryside and farmland fringe, this **WELL PRESENTED, ENLARGED, TWO BEDROOM, DETACHED BUNGALOW** is recommended by the selling agents for an early viewing. Indeed, the setting enjoyed by the property is considered favourable, with distant views to the front, and further with a fitted master bedroom, extended second bedroom, and with a secluded rear garden which extends a little further than it may initially seem. Available "for sale" with the added advantage of **NO UPWARD CHAIN**.

In further detail;

### THE ACCOMMODATION

A UPVC door with inset oval shaped double glazed window, opens to;

#### DINING HALL 9' 2" x 5' 10"

With UPVC obscure double glazed windows to the front and side ensuring good natural illumination, and further with suitable space for a small dining table and chairs. There is also a central heating radiator, versatile cloaks cupboard, ceiling light point and an obscure glazed sliding door which continues to;

#### LARGE SITTING ROOM 18' 5" x 12' 8" (when measured at widest points)

With a broad UPVC square leaded double glazed bow window to the front favouring a distant view, and further with a feature fireplace having a gently raised and projecting hearth, together with an inset "coal effect" living flame styled gas fire. There is also a central heating radiator, provisions for a television, coving to the ceiling and two ceiling light points. Part glazed door to;

#### WELL FITTED KITCHEN 12' 1" x 7' 5"

With a UPVC double glazed window to the side and further with a ceiling light tunnel. Furnished with a good range of shaker styled cupboard fronted units, the base cupboards and drawers are surmounted by roll edged work surfaces and include an inset one and a half bowl stainless steel sink and drainer having mixer tap over. Complementary splashback tiling forms a surround to the work surfaces and continues to the "built-in cooker arrangement" which comprises a four burner gas hob, electric oven with grill, and with an overall cooker hood located within a range of wall mounted cupboards.

#### ENCLOSED CARPORT 25' 7" x 8' 9"

Which can be utilised for vehicular parking, although at present is furnished as a "sun lounge" which may also be approached via a UPVC double glazed door from the kitchen. There is a useful bin cupboard recess, ceiling lighting, cold water tap and an onward approach to the;

#### UTILITY SPACE 13' 6" x 8' 9"

With UPVC obscure double glazed window and door to the rear garden, and with suitable space for appliances, including space and plumbing for an automatic washing machine.

#### ENCLOSED REAR GARDEN

With an initial patio area extending to a principally level lawn and with raised borders having an array of specimen plants and shrubs. The garden extends a little further than expected with the rear boundary some 8 to 10 feet behind an established bush screen. Naturally secluded, this is also a rear south facing aspect.

ONCE AGAIN THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		82
(49-60)	C		
(35-48)	D	64	
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Fitted breakfast bar with central heating radiator below, integrated larder fridge and with an additional range of wall mounted cupboards and display shelving. Tiled floor, coving to the ceiling and with recessed LED ceiling lighting.

Returning to the sitting room, a further door opens to;

#### CENTRAL HALL/LOBBY

With loft access point, ceiling light point and doors which radiate off;

#### BEDROOM ONE 11' 6" x 9' 4" (measured only to fitted furniture)

With a UPVC double glazed window to the rear and being furnished with a good range of "light wood styled" fitted furniture to include wardrobes, chest of drawers, overhead cupboards and display shelving. There is also a central heating radiator, coving to the ceiling and ceiling light point.

#### EXTENDED BEDROOM TWO/SECOND SITTING ROOM 15' 10" x 9' 0" (when measured at widest points)

With UPVC double glazed sliding patio doors to the rear garden, central heating radiator, coving to the ceiling and two ceiling light points. This is an arrangement currently furnished as a second sitting room however could easily afford double bedroom furnishings if so preferred.

#### MODERN SHOWER ROOM 6' 2" x 5' 7"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a broad shower having Aquatronic electric shower within, large clear glazed shower screen and with full height splashback tiling forming a surround which continues at full height to all walls, and encompasses the hand wash basin which is part recessed into a double door vanity cupboard and has a low level WC to the side with enclosed cistern. Fashionable "ladder styled" heated towel radiator, tiled floor and with a ceiling light point.

#### LINEN CUPBOARD

Houses the Worcester Bosch self-condensing combination boiler system and also provides for linen storage space.

#### OUTSIDE

As earlier mentioned this WELL PRESENTED DETACHED BUNGALOW forms part of a quiet close, in an established residential area. Set back behind a tidy foregarden with shrubbery borders, an adjoining shaped driveway provides for vehicular parking space, an approach to the property's principal front entrance and also to the;



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#### 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 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.

#### 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

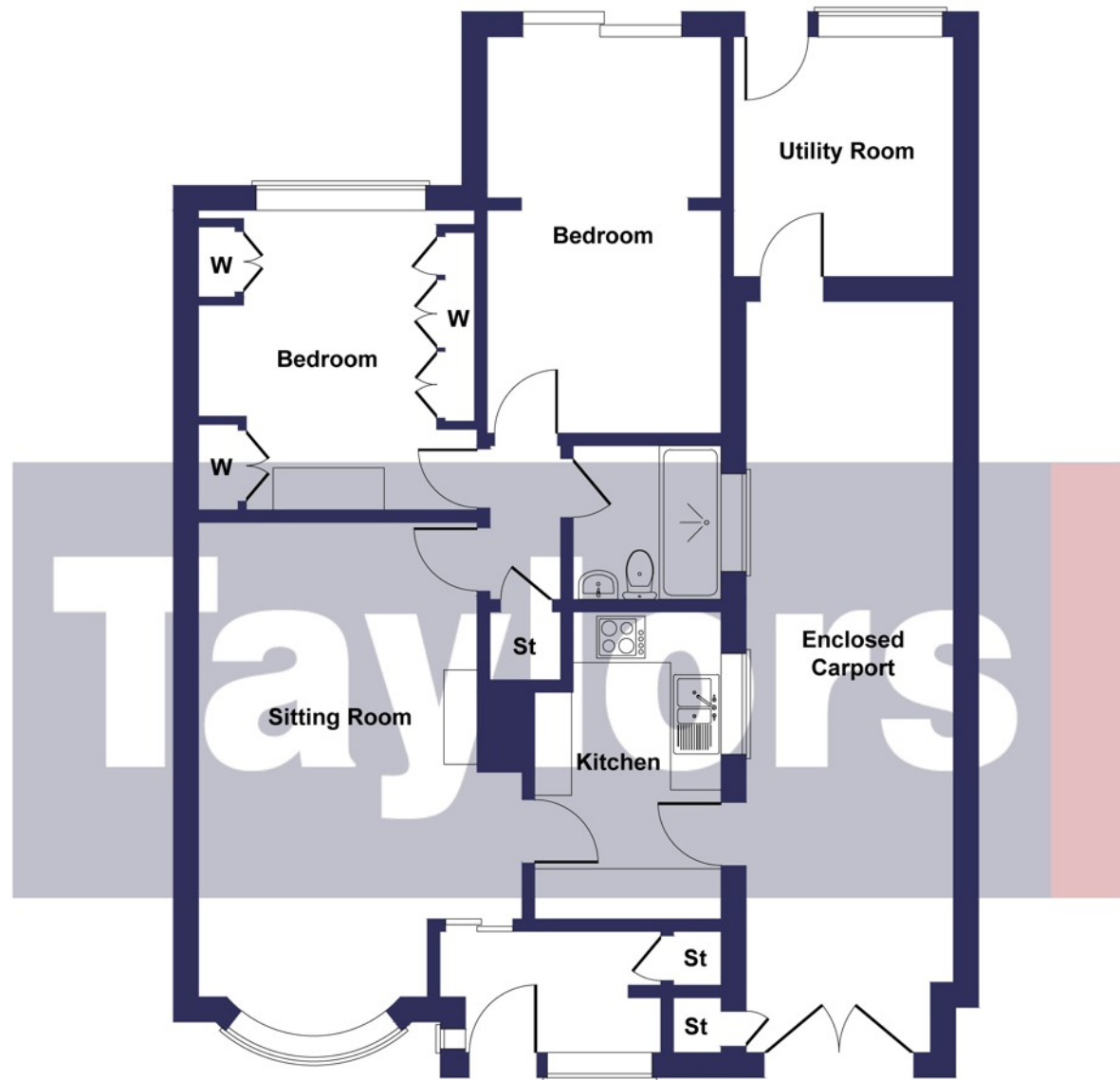
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#### MISREPRESENTATION ACT 1967

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