



**VICARAGE ROAD, WOLLASTON,
STOURBRIDGE DY8 4NP**





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Occupying an envious and generous corner plot position upon one of Wollaston’s most popular and desirable addresses not far from great local schooling, local parks and convenient Wollaston High Street stands this **WELL PLANNED, THREE BEDROOMED, SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief: entrance hallway, full width lounge, full width dining kitchen, three good bedrooms and family bathroom. To the front and side of the property stands lush lawn areas and to the rear a low maintenance garden, off-road parking provided by a tarmac drive, together with a single detached garage. This truly is a “real gem” of a family home ready for its next custodians and to arrange a viewing please do not hesitate to contact Taylors Estate Agents Stourbridge Office. Council Tax Band C, EPC D.



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

GROUND FLOOR

ENTRANCE HALL 7’ 5” (max) x 5’ 9” (max)
Having front obscure glazed door, tiled floor, a gas centrally heated radiator, ceiling lighting, doors to all ground floor accommodation and stairs to first floor accommodation.

LOUNGE 15’ 10” (max) x 11’ 5” (max)
Entered through a door from the entrance hallway having feature gas fireplace with stone surround, tiled hearth and wood mantle, a gas central heating radiator, two UPVC double glazed window units to front aspect and ceiling lighting.

KITCHEN 16’ 8” (max) x 10’ 10” (max)
Entered through a door from the entrance hall. At floor level tiled floor, good range of base units having both cupboard and drawer storage, plumbing for washing machine, space for oven and grill combination, space for larder style fridge freezer combination, and a gas centrally heated radiator. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level there are a good range of wall mounted cupboard units, an extractor fan, wall mounted boiler, door to pantry/store, two UPVC double glazed window units to garden aspect and ceiling lighting.



GARAGE 16’ 4” (max) x 8’ 2” (max)
Having up-and-over garage door and obscure UPVC double glazed window to garden aspect.

REAR GARDEN
Situated to the rear of the property is a low maintenance area which is predominantly patio area together with a small patch of lawn. Having some potting borders and a few mature trees it is a delightful space to both entertain in, play in and is suitable for al fresco dining, with a gate leading to the rear driveway and garage facility.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR

LANDING 8' 7" (max) x 3' 2" (max)

Accessed via stairs from the entrance hall, having loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13' 7" (max) x 11' 1" (max)

Entered through a door from the landing having built-in wardrobes, a gas central heating radiator, UPVC double glazed unit to garden aspect and ceiling lighting.

BEDROOM TWO 13' 5" (max) x 11' 7" (max)

Entered through a door from the landing having built-in wardrobe, a gas central heating radiator, two UPVC double glazed window units to front aspect and ceiling lighting.

BEDROOM THREE 8' 9" (max) x 7' 1" (max)

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

BATHROOM 8' 3" (max) x 6' 5" (max)

Entered through a door from the landing, well appointed with a four piece bathroom suite consisting of a fitted bath with fitted bath panel and hot cold tap combination, fitted shower unit with glass shower screen door and shower tray, a vanity unit housing toilet and wash hand basin with hot cold tap combination, a gas centrally heated towel rail, floor and wall tiling, obscure UPVC double glazed window to garden aspect, wall mounted cupboard unit, ceiling lighting and extractor fan.

OUTSIDE

The property is located on an envious and generous corner plot position in a most popular and desirable address of Wollaston. Together conveniently placed for great local schools, local parks and Wollaston High Street. On arrival the property greets you with a tarmac driveway and single detached garage to the rear and to the front and side a beautifully adorned lawn area leading to the front door of the property and to the rear stands;



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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

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.

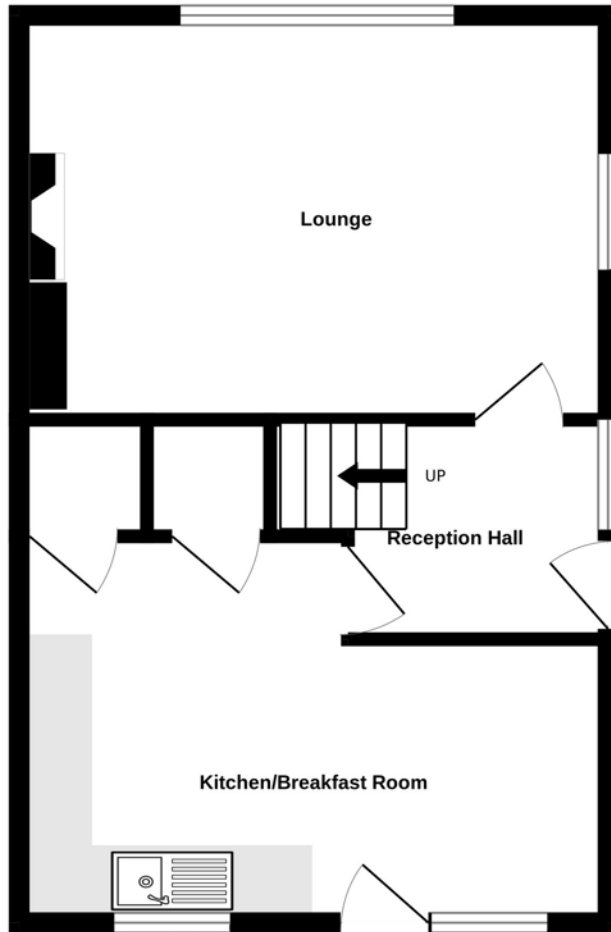
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

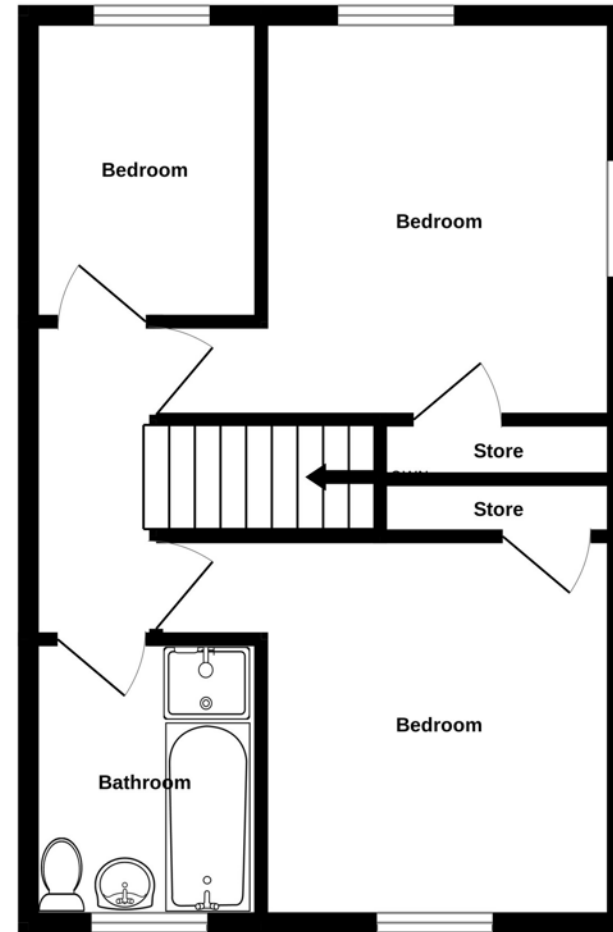
MISREPRESENTATION ACT 1967

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.

Ground Floor



1st 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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