



**UNWIN CRESCENT, OLD QUARTER,
STOURBRIDGE, DY8 3UY**

Taylor's



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Delightfully situated in this established address which runs between Bowling Green Road and Cathcart Road, this THOUGHTFULLY EXTENDED, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME has both gas central heating and double glazing, to comprise: Reception Hall, Guests Cloakroom, Sitting Room with bay, Separate Dining Room, EXTENDED AND REFITTED KITCHEN with Breakfasting space, FOUR BEDROOMS and Reappointed House Bathroom. Drive, LARGER THAN EXPECTED GARAGE Generous Rear Garden. NO UPWARD CHAIN.

In further detail the EXTENDED ACCOMMODATION is seen to comprise;

GROUND FLOOR

A composite front entrance door with inset half moon double glazing and with an adjoining feature leaded light double glazed window, opens to the;

RECEPTION HALL

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned), central heating radiator, coving to the ceiling, mains connected smoke alarm, ceiling light point and with doors leading off;

GUESTS CLOAKROOM

Appointed with a white suite to include low level WC and corner wash hand basin having splashback tiling. Ceiling extractor fan and ceiling light point.

CLOAKS/STORAGE CUPBOARD

Located beneath the stairs and providing for general purpose storage space.

SITTING ROOM 13' 8" (into bay) x 12' 0" (at widest point)

With a UPVC double glazed bay window to the front having leaded light top detail, and further with central heating radiator, picture rail, coving to the ceiling, television connection point and ceiling light point.

SEPARATE DINING ROOM 12' 0" x 11' 0"

With UPVC double glazed double opening doors opening to an external balcony of decking, and also providing good natural illumination within. Central heating radiator, picture rail, coving to the ceiling, television connection point and ceiling light point.

Returning to the reception hall, a further door opens to;

SUCCESSFULLY EXTENDED BREAKFAST KITCHEN 15' 7" x 16' 1" (when measured at widest points)

OUTSIDE

Set back behind a broad driveway, an approach is offered to the property's principal front entrance and also to the;

LARGER THAN EXPECTED GARAGE 18' 1" x 13' 0" (at widest point at rear)

With an initial singular up-and-over door opening extending into a garage which widens at the rear. There is a concrete floor, wall mounted gas fired boiler system, UPVC part double glazed door to the rear garden and a fluorescent ceiling strip light.

LARGE REAR GARDEN

Has an initial balcony of decking, and then steps which lead down to a generous space which is now a "blank canvas" for future landscaping. Indeed, an aspect which does require some attention, yet with established borders.

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			
(92-100) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C		
(59-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Effectively an “L” shaped arrangement, initially with a;

BREAKFASTING AREA

Which includes UPVC double glazed double opening doors to an external balcony of decking, central heating radiator, mains connected smoke alarm, door to the garage (later mentioned), ceiling light point and being OPEN PLAN to the;

KITCHEN AREA

With two UPVC double glazed windows to the rear and furnished with a good range of pale grey shaper styled cupboard fronted units, with the base cupboards and drawers being surmounted by work surfaces and having an inset stainless steel one and a half bowl sink and drainer. In addition there is appliance space, including suitable space for a tall fridge/freezer as may be preferred, and a built-in cooker arrangement to include a stainless steel “four burner” gas hob, matching electric oven below and with a glass splashback rising to a stainless steel canopy hood. There are also wall mounted cupboards at eye-level providing additional storage space and having underlighting to the work surfaces beneath. Array of recessed ceiling lights.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise with a balustrade to;

LANDING

With loft access point, coving to the ceiling, mains connected smoke alarm, ceiling light point and doors which lead off;

BEDROOM ONE 12' 0" x 11' 0" (when measured at widest points)

With a UPVC double glazed window to the rear, central heating radiator, picture rail, coving to the ceiling and ceiling light point.

BEDROOM TWO 12' 0" x 11' 0" (into door recess)

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

BEDROOM THREE 12' 2" x 8' 10"

With UPVC double glazed windows to the front and rear, central heating radiator and ceiling light point.

BEDROOM FOUR 8' 0" x 7' 5"

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

BATHROOM 6' 4" x 7' 3"

With a UPVC obscure double glazed window to the rear, and appointed with a modern three piece arrangement to include bath with Triton T80 shower over, and with full height splashback tiling around the bath extending at half height to the “winged” hand wash basin which is recessed into a vanity unit with double door storage below and a low level WC to the side having an enclosed cistern. Central heating radiator, extractor fan and ceiling light point.

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.

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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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

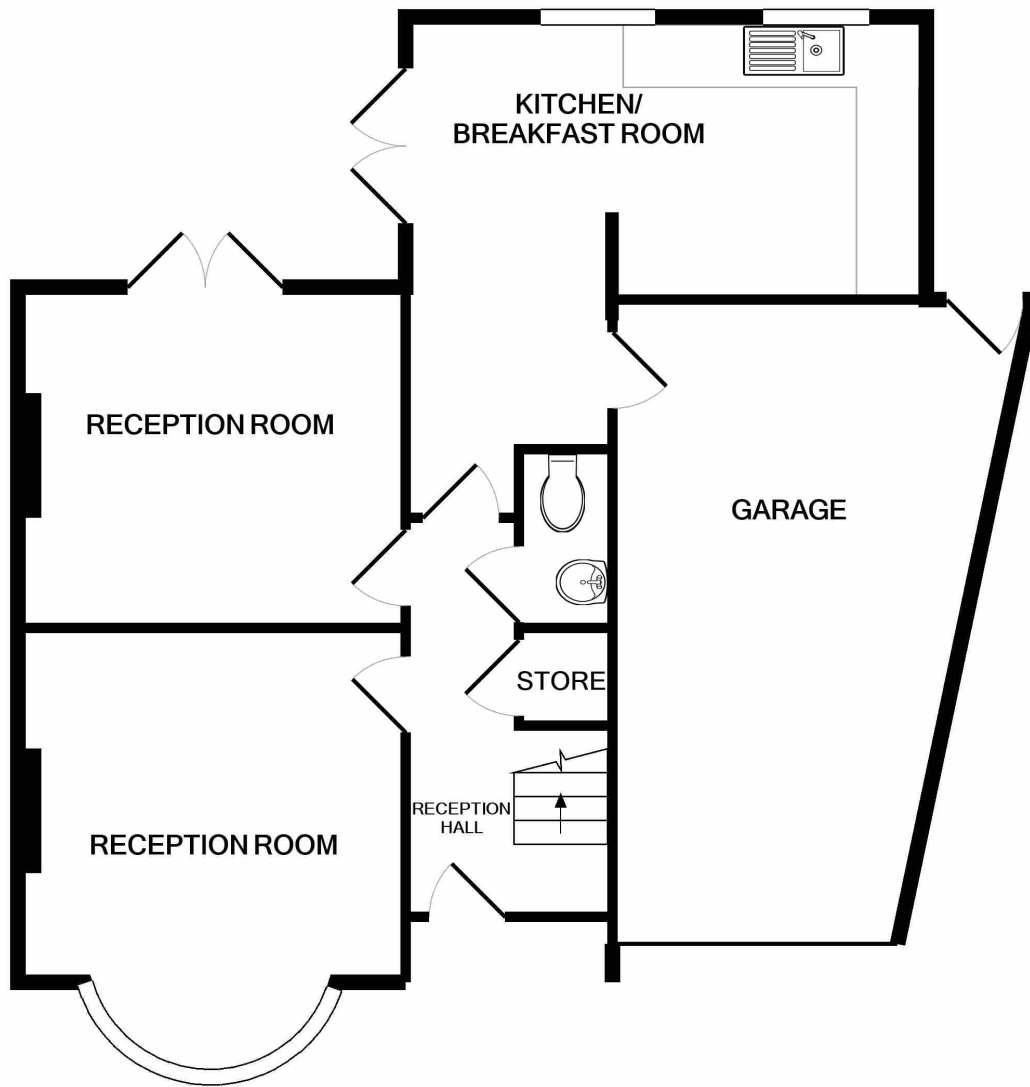
t. 01384 395555

f.01384 441206

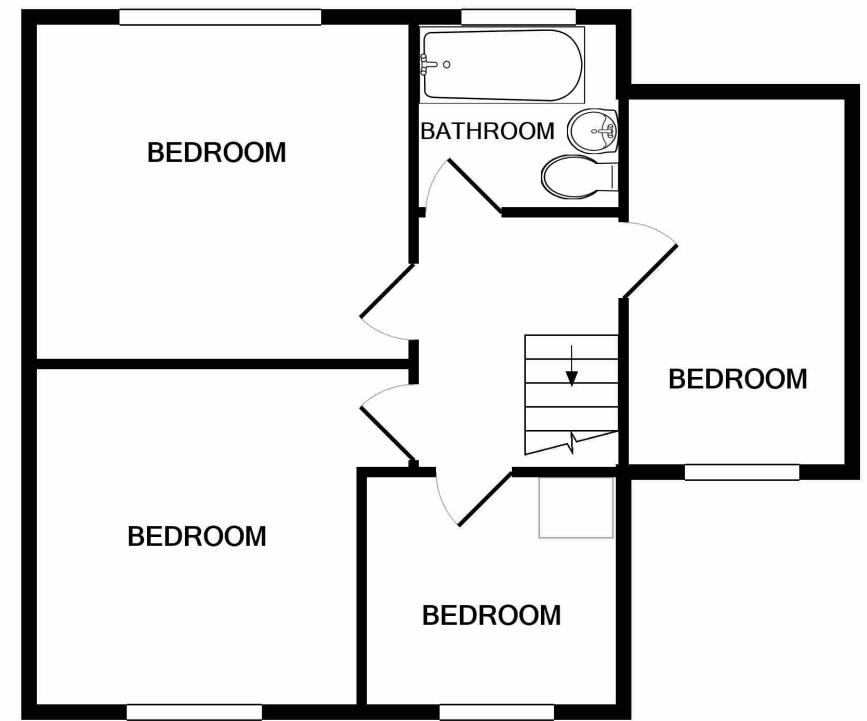
e. stourbridge@taylors-estateagents.co.uk

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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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