



**FIR GROVE, WOLLASTON,  
STOURBRIDGE, DY8 3PG**





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**This THOUGHTFULLY IMPROVED, EXTENDED AND WELL APPOINTED, THREE/FOUR BEDROOM, TRADITIONAL SEMI-DETACHED HOME** favours a setting off Bridgnorth Road into an established address, and within easy reach of village amenities. With accommodation planned over **THREE FLOORS** and having both gas central heating and double glazing, the layout briefly comprises: Reception Hall, Guests Cloakroom, Large Front Reception Room/Dining Room, **ENLARGED SITTING ROOM** with Breakfast Room Area and **CONSERVATORY** off, Well Fitted Kitchen, Utility Cupboard, Three First Floor Bedrooms, Modern House Bathroom, and **UPON THE SECOND FLOOR** with an Impressive Loft Bedroom/Master Bedroom having great rear views and an **ENSUITE**. Block Paved Driveway, Garage and **GENEROUS REAR GARDEN**.

In further detail the accommodation which is planned over **THREE FLOORS** is seen here in further detail to comprise;

### GROUND FLOOR

A UPVC front entrance door with inset ornate double glazing, and with adjoining obscure ornate double glazed windows opens to the;

#### RECEPTION HALL

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

#### GUESTS CLOAKROOM

Appointed with a modern white suite to include a low flush WC, wall mounted corner wash hand basin having complementary splashback tiling. Extractor fan, continuation of the oak panel flooring from the hall and with a ceiling light point.

#### FRONT RECEPTION ROOM/DINING ROOM 13' 9" x 11' 0"

With a delightful "walk-in" UPVC square leaded double glazed bay window to the front, and, to a projecting chimney breast, there is a recessed grate for an open fire, together with a raised tile hearth. Central heating radiator, oak panel flooring, coving to the ceiling and ceiling light point.

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

#### VERSATILE COMBINED BREAKFAST ROOM AREA TO SITTING ROOM AREA 17' 4" x 12' 0"

(when measured overall at widest points) Initially with an occasional breakfast room area/study area having a UPVC double glazed window to the rear, approach to the kitchen (later mentioned), coving to the ceiling, ceiling light point and with a broad over 6ft arched opening continuing to the;

#### SITTING ROOM AREA

Which includes a log burning cast iron stove to an arched recess within the chimney breast, and further with an oak panel floor. Central heating radiator, provisions for a television, coving to the ceiling, ceiling light point and with double opening glazed doors continuing to the;



### SECOND FLOOR LANDING

With UPVC double glazed window to the side, ceiling light point and with a natural wood door to the;

#### FEATURE LOFT BEDROOM/BEDROOM ONE 15' 1" x 14' 0"

(at widest points) With a UPVC double glazed window to the rear, central heating radiator, recessed ceiling lighting and with a natural wood door to;

#### LUXURY ENSUITE 6' 9" x 6' 6"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a large corner shower enclosure having both fixed head and hand held shower within, and with full height splashback tiling including a border tile detail, continuing at half height to form a surround to both the low level WC and pedestal wash hand basin. Fashionable "ladder styled" heated towel radiator, extractor fan and with recessed ceiling lighting.

### OUTSIDE

Found within this established address, this somewhat deceptive family home has a **DOUBLE WIDTH DRIVE** to the front adjoining the fore garden. The drive also extends to the **SINGLE GARAGE**.

### LOVELY REAR GARDEN

Complimenting the internal layout, this well-proportioned garden may be appreciated from the large conservatory and alternatively approached from the kitchen. An initial patio has steps leading down to a principally level lawn with further patio to the left and established borders.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
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		55	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**LARGE CONSERVATORY 13' 0" x 11' 3"** (at widest points)  
A lovely addition with UPVC double glazed windows viewing to the enclosed rear garden and with UPVC double opening double glazed "French style" doors to an external patio. An arrangement which has a central heating radiator, and suitable space for the arrangement of soft furnishings as preferred.

**WELL FITTED KITCHEN 13' 7" x 7' 3"**  
With UPVC double glazed window to the rear and a UPVC part double glazed door to the side. Furnished with a good range of light wood effect shaker styled cupboard fronted units, there are base cupboards and drawers with contrasting roll edged work surfaces above and an inset one and a half bowl sink and drainer having mixer tap above. Complementary splashback tiling forms a surround and continues to the built-in stainless steel "four burner" gas hob which has a tiled splashback rising to a stainless steel canopy hood incorporating a glass frame surround. There is also a built-in "full sized" dishwasher, fridge with separate freezer compartment beneath and, to the side, a built-in electric double oven having integrated grill. Range of wall mounted cupboards at eye-level providing additional storage space, fitted breakfast bar, two ceiling light points and with a door to;



**UTILITY CUPBOARD**  
With fitted double door storage unit, UPVC obscure double glazed window to the side, suitable space and plumbing for an automatic washing machine, and just above, with a fitted surface making provision for a condenser dryer.

### FIRST FLOOR

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

**FIRST FLOOR LANDING**  
With UPVC double glazed window to the side, coving to the ceiling, ceiling light point and with doors radiating off;

**BEDROOM TWO 13' 10" x 11' 0"** (at widest points)  
With a delightful "walk-in" UPVC square leaded double glazed bay window to the front, two central heating radiators, feature tiled fireplace with cast iron grate and timber surround, provisions for a television, coving to the ceiling and ceiling light point.

**BEDROOM THREE 12' 1" x 11' 0"**  
Once again an excellent double bedroom and one which has a UPVC double glazed window to the rear, central heating radiator, provisions for a television, coving to the ceiling and ceiling light point.

**NURSERY BEDROOM FOUR/HOME STUDY 6' 2" x 5' 7"**  
With a UPVC square leaded double glazed window to the front, central heating radiator, coving to the ceiling and ceiling light point.

**MODERN BATHROOM 7' 7" x 5' 10"**  
With a UPVC obscure double glazed window to the rear, and appointed with a white suite to include a moulded panelled bath having both fixed head and hand held shower over, together with bi-fold shower screen and full height splashback tiling which forms a surround at half height to both the pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator, extractor fan and ceiling light point.

### SECOND FLOOR

Returning to the first floor landing, a staircase rises with a balustrade to;



### 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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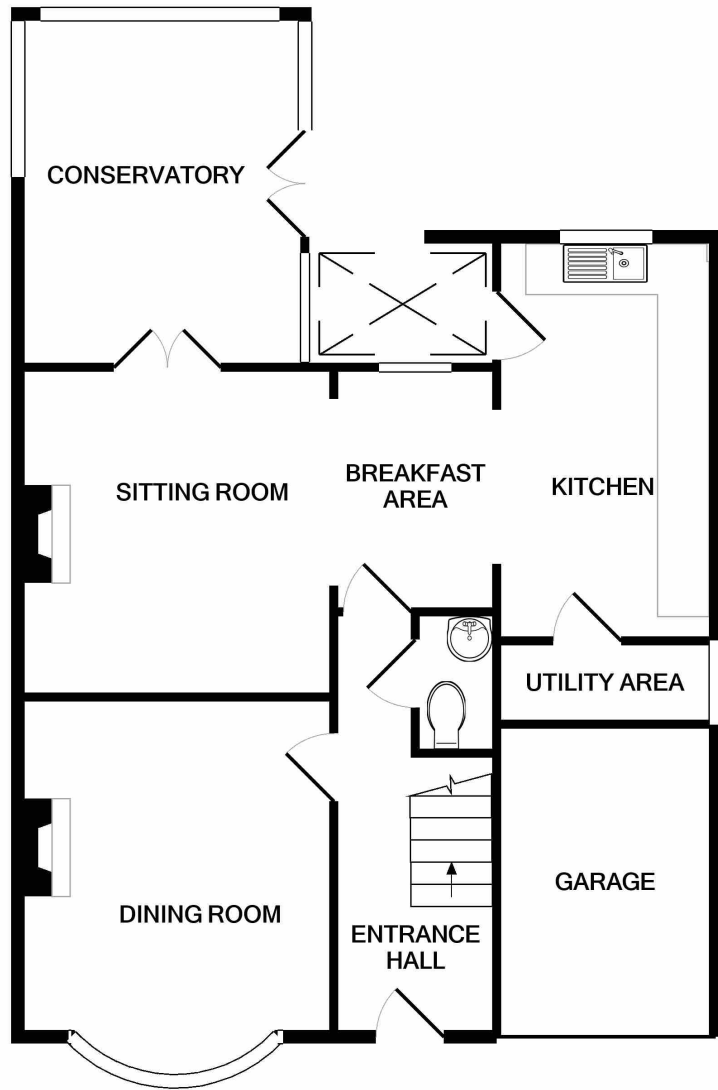
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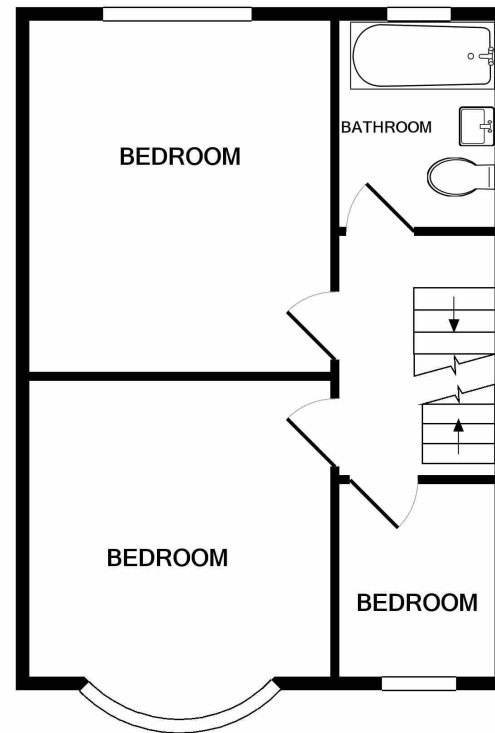
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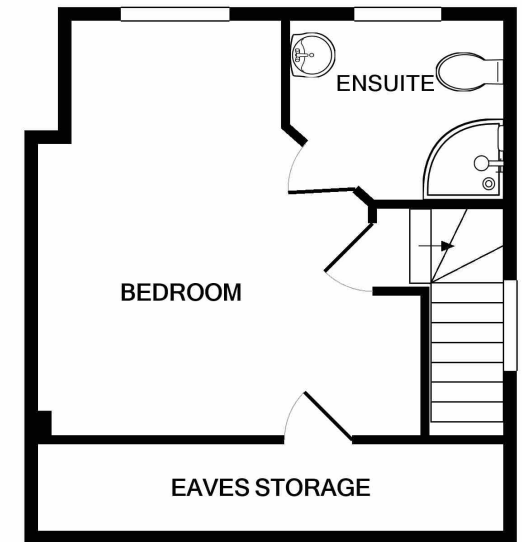
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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