



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





WOLVERLEY AVENUE, WOLLASTON, STOURBRIDGE DY9 3PJ



Enjoying a corner setting with Bridgnorth Road, this **BEAUTIFULLY PRESENTED AND SUCCESSFULLY REPLANNED, FOUR BEDROOM, DETACHED FAMILY HOME** will require an internal viewing so to fully appreciate the thoughtful layout which includes both gas central heating and double glazing. Planned over two floors, to comprise: Reception Hall, Guests Cloakroom/Shower Room, Attractive Large Sitting Room **OPEN PLAN** to a Dining Room Area with french doors, Enlarged Shaker Style Kitchen, Central Hall, Utility, Four Good Bedrooms and Modern House Bathroom. **Wide BLOCK PAVED DRIVEWAY, Fore Garden** which continues to the side, **Garage, Gym, Home Office** and **Enclosed Rear Garden**.

In further detail the accommodation is seen to comprise;

GROUND FLOOR

A Georgian styled UPVC front entrance door with inset obscure double glazing opens to the;

RECEPTION HALL

With UPVC obscure double glazed windows, stairs which lead off and rise to the first floor accommodation (later mentioned), attractive "light oak" panel flooring, ceiling light point and with doors off;

GUESTS CLOAKROOM/SHOWER ROOM 6' 4" x 5' 8" (when measured at widest points)
With a UPVC obscure double glazed window to the side and appointed with a white suite to include corner shower enclosure having curved clear glazed screen doors, together with pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator, tiled floor, extractor fan and with recessed LED ceiling lighting.

GENEROUS SITTING ROOM WITH OPEN PLAN DINING ROOM AREA
Arranged in two very distinct parts, initially with the;

LARGE SITTING ROOM AREA 24' 7" x 13' 0" (when measured at widest points)
With a broad UPVC double glazed bow window to the front and further UPVC double glazed window to the side. There is a continuation of the light oak panel flooring from the reception hall and a log burning stove recessed into a chimney breast, sitting upon a raised hearth and having an oak cross beam. Central heating radiator, provisions for a television, two ceiling light points and with a broad near 8 ft arch opening to the;

DEFINED DINING AREA 9' 6" x 9' 0"
With UPVC double glazed double opening "French style" doors to an external patio and with a UPVC double glazed window to the side both ensuring good natural illumination within this neutrally decorated arrangement. There is ample space for dining table and chairs upon a light oak panel flooring, central heating radiator, ceiling light point and door to;

SUCCESSFULLY REPLANNED AND ENLARGED KITCHEN 18' 3" x 10' 0" (when measured at widest points)
With a broad UPVC double glazed window to the rear and furnished with a good range of light oak effect shaker styled cupboard fronted units, with base cupboards and drawers being surmounted by contrasting work surfaces and having an inset stainless steel one and a half bowl sink and drainer with flexible mixer tap above.

Set back behind a **WIDE BLOCK PAVED DRIVEWAY** presenting ample vehicular parking space, there is a lawned "walled" foregarden which extends alongside the property, adjoining Bridgnorth Road, with a conifer screen. The drive also provides an approach to the property's principal front entrance and to the;

GARAGE 23' 5" x 8' 9"

With a roller door having remote operation, useful bin recess, concrete floor, fluorescent ceiling strip light, wall mounted "Vaillant" combination boiler system, part double glazed door which returns to the central hall and with a rear door to a;

HOBBIES ROOM/HOME GYM

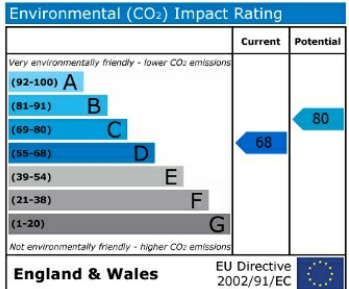
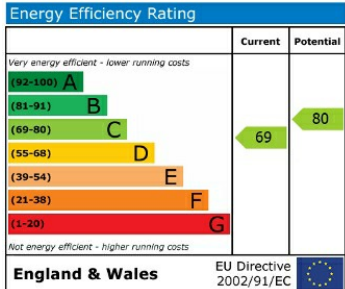
With laminate flooring, provisions for a wall mounted television, central heating radiator, ceiling light point and an onward approach to a;

HOME STUDY/OFFICE 8' 1" x 8' 0"

With UPVC double glazed window and door to the rear garden, wall mounted electric panel heater, laminate flooring and ceiling light point.

ENCLOSED REAR GARDEN

May be approached from side gated access, from the French doors leading out from the dining room area, or alternatively from the home office. An initial broad slabbed patio leads onto a lawned garden which extends to the side elevation. This is an aspect which is screened by both a conifer and laurel hedge, and, to one corner, has a large timber garden shed.





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Complementary splashback tiling forms a surround to the work surfaces and continues to space suitable for a range type cooker and has a fitted stainless steel canopy hood above with glass frame surround. Integrated full sized dishwasher, suitable space for an American style fridge/freezer, built-in wine cooler and with a range of wall mounted cupboards providing additional storage space. Central heating radiator, tiled floor, recessed LED ceiling lights and with a door to;

CENTRAL HALL 8' 6" x 5' 6" (at widest points)

With an approach also from the sitting room area, and with a **USEFUL BUILT-IN CUPBOARD** providing for excellent general purpose storage space, continuation of the tiled floor from the kitchen, ceiling light point, part double glazed door to the garage (later mentioned) and with a further door to the;

UTILITY ROOM 8' 6" x 7' 4" (when measured at widest points)

With a UPVC obscure double glazed window, fitted work surface with splashback tiling and space and plumbing below for an automatic washing machine, other appliance space below a work surface into a recess, tiled floor, central heating radiator and ceiling light point.

FIRST FLOOR

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

LANDING

With loft access point, recessed LED ceiling lights and with doors radiating off;

BEDROOM ONE 11' 10" x 9' 9"

With a broad UPVC double glazed window to the rear, central heating radiator, provisions for a wall mounted television, and with recessed LED ceiling lights.

BEDROOM TWO 12' 7" x 8' 4" (at widest points)

With a broad UPVC double glazed window to the front, built-in "pale grey" double wardrobe, central heating radiator, provisions for a television and with recessed LED ceiling lights.

BEDROOM THREE 10' 8" x 8' 4"

With a UPVC double glazed window to the rear, built-in double wardrobe having double door cupboard above, central heating radiator, provisions for a television and with a ceiling light point.

BEDROOM FOUR 10' 4" x 7' 7" (into recess)

With a UPVC double glazed window to the front, central heating radiator, provisions for a wall mounted television and with recessed ceiling lighting.

MODERN BATHROOM 7' 1" x 5' 7"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include moulded panelled bath having both a conventional shower and hand held shower over, complementary shower screen and with full height splashback tiling around the bath continuing at full height so to form a surround to both the "winged" hand wash basin which is recessed above a double door vanity cupboard and has a low level WC with enclosed cistern to one side. Fashionable "ladder styled" heated towel radiator, tiled floor, extractor fan and with recessed ceiling lighting.

LINEN CUPBOARD

Conveniently approached off the landing.

OUTSIDE

As earlier mentioned this **THOUGHTFULLY IMPROVED AND WELL PRESENTED DETACHED FAMILY HOME** enjoys a corner setting with Bridgnorth Road.

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

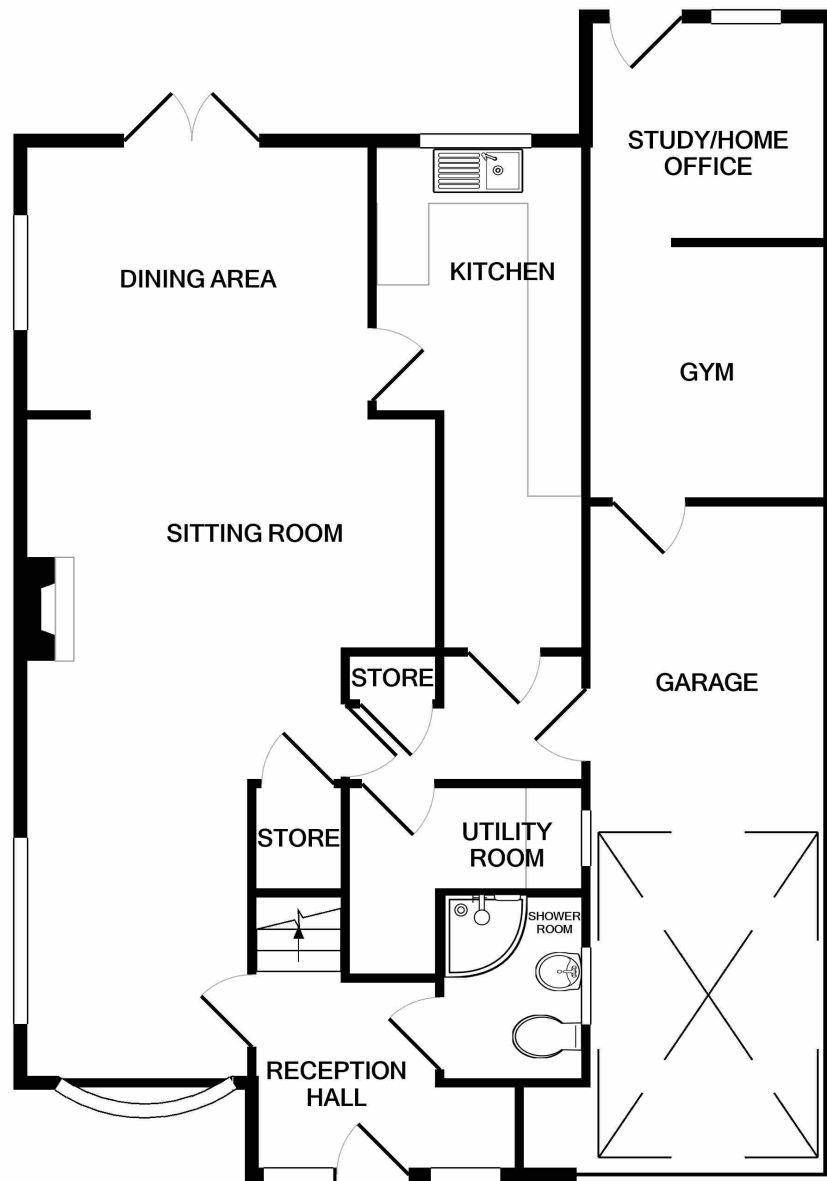
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must **NOT** 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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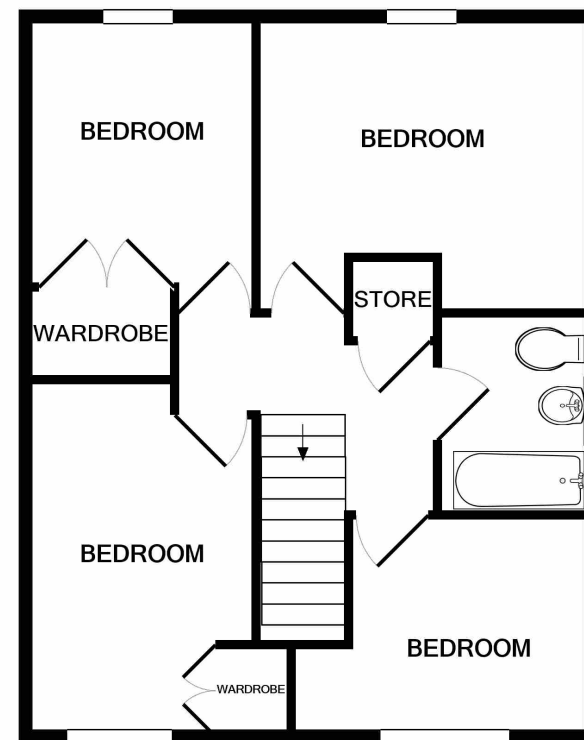
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GROUND FLOOR



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).