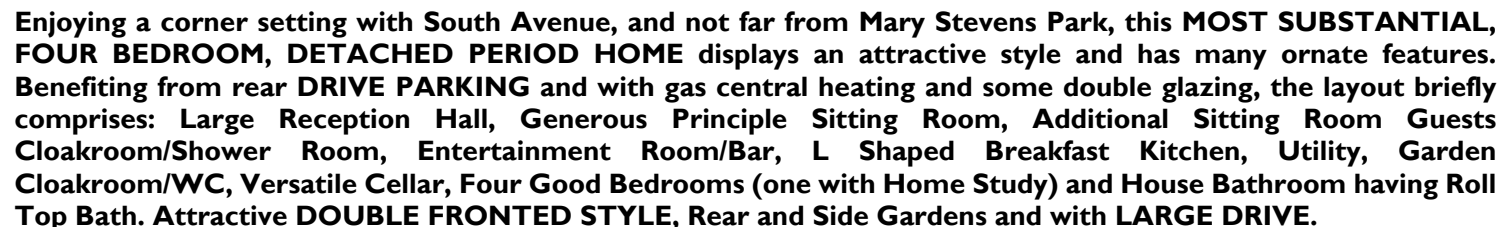




**SOUTH ROAD,
STOURBRIDGE DY8 3YA**

Taylors



GROUND FLOOR

LARGE RECEPTION HALL 24' 8" x 8' 9" (when measured at widest points)
Undoubtedly a most notable feature of the property with an ornate tile floor and large UPVC double glazed double opening doors with surrounding double glazed windows viewing to the rear garden. Indeed within this significant space there are stairs which lead off and rise with a balustrade to the first floor accommodation (later mentioned). Central heating radiator, two ceiling rose and with doors radiating off;

With a tall array of sash windows to the front creating a bay and with a further sash window viewing to the rear patio. With a feature oak fireplace having gently raised and projecting hearth, there is also a tile surround and traditional style grate beholding a coal effect gas fire. Central heating radiator, provisions for a television, picture rail, two wall light points, original coving to the ceiling and ceiling rose.

With a bay of sash windows to the front and with a contemporary style part recessed gas fire set to a chimney breast and having fitted oak style furniture upon either side including cupboard storage, display shelving and a plinth suitable for a television. Central heating radiator, picture rail, original coving to the ceiling and ceiling rose.

With a tall obscure double glazed window to the side and appointed with a white suite to include a large shower with curved shower screen and shower head upon riser, together with splashback tiling which forms a surround at half height to both the pedestal wash hand basin and to the low level WC. Central heating radiator, and with an array of recessed ceiling lights.

FEATURE HOME BAR/ENTERTAINMENT ROOM 13' 0" x 12' 6"

Once again an aspect of the property which will be of notable appeal, with a tall double glazed window to the side and being furnished to replicate a "pub" having bar to one corner with plinth over incorporating downlighting, shelving, pool seating and with a tile floor. In addition there is a period styled fireplace set to a chimney breast incorporating both a projecting hearth and having a coal effect living flame styled gas fire. Central heating radiator, numerous wall and ceiling lights, and with double part glazed doors providing an onward approach to the;



With an obscure double glazed window to the side and appointed with a white traditional style suite to include a freestanding roll topped bath with central tap and shower fittings. Complementary black and white half height tiling forms a surround below a border tile detail and there is both a pedestal wash hand basin and low level WC. Central heating radiator, two wall lights and ceiling light point.

Approached off the gallery style landing and with a UPVC obscure double glazed window and ample space for general purpose storage.

As earlier mentioned the property displays an attractive “double front” behind a mature shrubby garden. There is a low level brick wall with pillars either side of a path extending to the principal vestibule entrance.

With the CORNER SETTING adjoining South Avenue, the property has a further Victorian wall boundary within which a gate opens to the side block paved patio area which is both substantial in providing external dining and entertaining space when the weather allows, as well as an onward approach to the principal rear garden which has a further patio of block paving and a principally level shaped lawn beyond. Borders have an array of plants and shrubs.

Approached off South Avenue, this is an area which provides parking for numerous vehicles and could be "gated" if so preferred. Somewhat unusual for a property of this age to benefit from vehicular parking space, it is this drive which is considered a tremendous asset to the property.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		77	(69-80) C		70
(55-68) D			(55-68) D		
(39-54) E	49		(39-54) E	39	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

GENEROUS "L" SHAPED DINING/BREAKFASTING KITCHEN
Arranged in two very distinct parts, initially with the;

KITCHEN AREA 18' 3" x 8' 10"

With an obscure glazed window to the front, double glazed window to the side and additional natural illumination achieved from a skylight window. Furnished with an array of natural wood styled cupboard fronted units, base cupboards and drawers are surmounted by work surfaces and have an inset one and a half bowl sink and drainer with mixer tap over. Complementary splashback tiling forms a surround and continues to the built-in "four burner" gas hob. To one side there is an electric fan assisted double oven with integrated grill. Range of wall mounted cupboards at eye-level with end display shelving, two ceiling light points part way into the vaulted ceiling and with an open approach extending into the;

EVERYDAY DINING/BREAKFASTING AREA 14' 9" x 10' 0"

With a large double glazed window favouring a view to the rear garden and with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Two central heating radiators, ceiling light point and with a door to;

UTILITY 10' 0" x 7' 9" (minimum)

Effectively forming a side veranda with large glazed windows to the side patio and with a part square paned glazed door. There is ample appliance space, including suitable space and plumbing for an automatic washing machine. Tiled floor, ceiling light point and with a door to the;

GUESTS CLOAKROOM

With rear window, low level WC and wall mounted wash hand basin. Tiled floor, coat hanging space and ceiling light point.

Returning to the reception hall, a door opens to the steps which lead down to the;

CELLAR 23' 10" x 12' 7" (at widest points)

A fantastic arrangement with higher than expected "head height" and currently utilised as a work space. This is a versatile cellar given its size and has a multitude of potential uses.

FIRST FLOOR

Stairs lead off the reception hall, rising with a balustrade to the;

GALLERY STYLE LANDING

Extending over 17 ft in length and with a continuation of the balustrade to the stair opening. UPVC double glazed window and double glazed skylight window to the rear, ceiling rose and with doors leading off;

BEDROOM ONE 14' 0" x 13' 0"

With a sash window to the front, central heating radiator, picture rail and ceiling light point.

BEDROOM TWO 15' 0" x 13' 0"

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

BEDROOM THREE 13' 0" x 9' 7"

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

RATHER UNIQUE BEDROOM FOUR

Initially with a "study approach" (7' 9" x 7' 4") which has a sash window to the front and suitable space for a home study/office desk as may be preferred. There is also a ceiling light point and an onward approach to a;

FURTHER DOUBLE BEDROOM 13' 0" x 11' 0"

With tall sash window to the front, central heating radiator and two ceiling light points.

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.

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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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FOR GUIDE PURPOSES ONLY:

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