



4 Stream Road,
WORDSLEY,

Taylor's

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Price: £195,000 - NO UPWARD CHAIN

A PERIOD END OF TERRACE HOUSE close to shops, schools and amenities, offering a **DECEPTIVELY LARGE** layout of **VERY WELL PROPORTIONED** accommodation, all of which is **WELL APPOINTED** throughout. The accommodation includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: front lounge with log burner, separate dining room/second sitting room, large fitted kitchen with **AGA**, excellent cellar, **TWO/THREE BEDROOMS** and first floor bathroom. The property is offered for sale with **NO UPWARD CHAIN** is enhanced further by the **LARGE SUNNY REAR GARDEN** which includes decking, lawns and patio.

GROUND FLOOR

FRONT LIVING ROOM 13' 11" x 10' 9": Including a UPVC double glazed window to the front, log burner, a light wood style floor and radiator.

SEPARATE DINING ROOM/SECOND SITTING ROOM 11' 3" x 10' 9": With a UPVC double glazed window to the rear, feature fireplace surround, a light wood style floor and radiator.

KITCHEN 17' 3" x 6' 6": Fitted on two sides with a range of cream shaker style units with surmounted work tops including an **INTEGRATED HOB, INTEGRATED OVEN, AGA**, recess and plumbing for washing machine, a stainless steel one and a half bowl sink drainer unit with mixer tap. The units opposite include further drawer and cupboard storage space and space for fridge/freezer alongside. There are two UPVC double glazed windows to the side, UPVC double glazed stable style door to the rear garden, a tall column style radiator and stairs to the first floor.

CELLAR 10' 11" x 9' 6": A carpeted and decorated seller providing useful storage space.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch, radiator, **BUILT-IN STORAGE** housing the Worcester combination boiler and doors to:

BEDROOM ONE 14' 1" x 10' 8": With a UPVC double glazed window

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.

TENURE

The vendors advise the property is **FREEHOLD**. Taylor's 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.

COUNCIL TAX BAND

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.** Taylor's 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





to the front, radiator and feature fireplace surround.

BEDROOM TWO 11' 5" x 11' 1": With a UPVC double glazed window to the rear, radiator.

BEDROOM THREE/OFFICE 9' 11" x 6' 9": With a UPVC double glazed window to the side and radiator.

BATHROOM 6' 10" x 6' 7": Including the panelled bath with shower, pedestal wash hand basin, push button flush WC, heated towel rail, full height tiling to the walls, a UPVC patterned double glazed window to the rear, heated towel rail and extractor fan.

OUTSIDE

LARGE SUNNY REAR GARDEN: Including timber decking with gated side access off to the shared side entry, steps lead down from the decking to a large further garden area beyond which is a generous patio area.



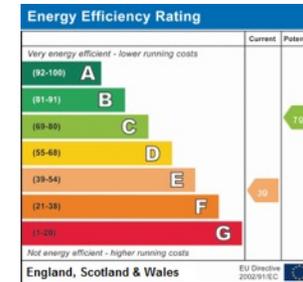
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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.



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.
TAKS

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MISREPRESENTATION ACT 1967

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