



9 Holbeache Road,
WALL HEATH VILLAGE, DY6 0HF

Taylor's

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Price: £485,000

An **INDIVIDUAL, TRADITIONAL, DETACHED FAMILY HOME** with a **LARGE 120 FT APPROX. LONG PRIVATE REAR GARDEN**, superbly located in a highly sought after service road. The **GENEROUS** layout of **WELL PROPORTIONED** accommodation is **VERY WELL PRESENTED**, includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall with wooden floor, ground floor guest cloakroom/WC, large full depth lounge, extended separate dining room with sitting area, spacious fitted kitchen with integrated appliances, rear porch, landing, **THREE LARGE BEDROOMS**, refitted bathroom with separate shower and separate WC. The property is set well back from the road beyond the **LARGE DRIVEWAY** with **GARAGE** which has further storage to the rear. Whilst enjoying a sought after location the property is within walking distance from village shops and desirable schools.

GROUND FLOOR

ENTRANCE PORCH: Entered via a wooden panelled door having tiled floor and door to:

RECEPTION HALL: Having a wooden floor, stairs to the first floor and radiator.

GUEST CLOAKROOM/WC: With low level flush WC, corner wash basin and a UPVC double glazed window to the front.

LARGE FULL DEPTH LOUNGE 16' 6" x 10' 11": With a UPVC double glazed window to the front, double glazed patio doors to the rear garden, radiator and gas fire with feature fireplace surround.

EXTENDED DINING ROOM WITH SITTING AREA 17' 11" x 9' 10": Including a radiator, light wood style floor, a UPVC double glazed window to the rear and double glazed patio doors to the rear garden.

KITCHEN 16' 6" x 7' 10": Appointed with a range of oak wood style units including the **INTEGRATED FIVE BURNER GAS HOB, COOKER HOOD ABOVE, INTEGRATED OVEN, INTEGRATED MICROWAVE, INTEGRATED DISHWASHER, INTEGRATED FRIDGE**, ample cupboard storage space, UPVC double glazed window to the front and rear aspects, tiled floor, radiator, **BUILT-IN STORAGE, PANTRY/STORE** which houses the gas boiler.

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

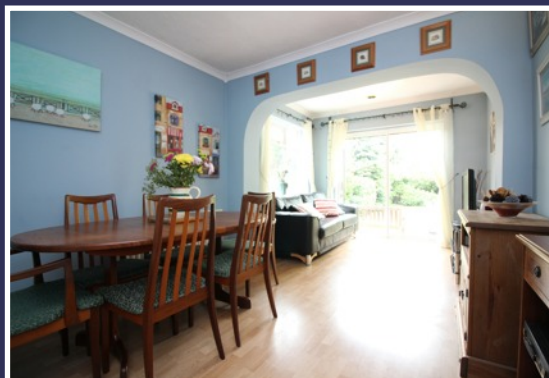
The vendors advise the property is **FREEHOLD**. Taylors would stress that they have **NOT** checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

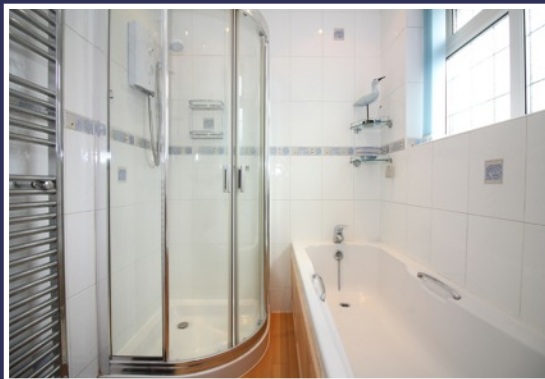
COUNCIL TAX BAND E.

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





REAR PORCH: With door to the rear garden, window to the rear and **FITTED STORAGE** which houses the meters.

FIRST FLOOR

FIRST FLOOR LANDING: Stairs rise from the reception hall to the first floor landing, there are two UPVC double glazed windows to the front, loft access hatch and **AIRING CUPBOARD**.

BEDROOM ONE 15' 11" x 10' 11": With UPVC double glazed windows to the front and rear aspects, radiator, **FITTED WARDROBES**, wash basin with vanity unit and radiator.

BEDROOM TWO 9' 11" x 9' 11" maximum: Having a UPVC double glazed window to the rear, a light wood style floor and radiator.

BEDROOM THREE 10' 1" x 7' 10": Again with a UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM 7' 9" x 5' 5": Including the corner shower cubicle, bath, wash basin with vanity unit, full height tiling to the walls, spotlights, heated towel rail and a UPVC double glazed window to the front.

SEPARATE WC: With push button flush WC, a UPVC double glazed window to the front and a light wood style floor.

OUTSIDE

Whilst enjoying a private front outlook the property is set back from the road beyond the **LARGE DRIVEWAY** which provides ample off-road parking for several vehicles.

GARAGE 20' 11" x 8' 6": Entered via an up-and-over door, having door to the rear garden and doorway to:

FURTHER STORAGE 8' 10" x 8' 5": With window to the side.

LARGE REAR GARDEN: Another particular feature of the property measuring approximately 120 ft in length comprising of a full width pebble patio with gated side access off, cold water tap and access to the garage. Steps lead down from the patio to the **LONG LEVEL WELL MAINTAINED LAWNS** with established borders either side, feature circular paving, summerhouse and timber shed. The garden enjoys a very pleasant private aspect.

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

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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