



74 Albion Street,  
WALL HEATH VILLAGE, DY6 0JS



# Taylor's

## 74 Albion Street, WALL HEATH VILLAGE

### Offers in the Region of £595,000



An **INDIVIDUAL** and **SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME**, well placed within the heart of Wall Heath Village, a short walk from shops, sought after schools and other amenities. The property is secluded and set back beyond the **LARGE GATED DRIVEWAY** with **DOUBLE GARAGE** and to the rear is a **GOOD SIZED GARDEN**. The **GENEROUS** accommodation has been **CONSIDERABLY EXTENDED**, is **WELL APPOINTED** throughout includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: entrance porch, reception hall with ground floor guest cloakroom/WC off, huge “L” shaped sitting room, large conservatory extension, separate formal dining room, family dining kitchen with integrated appliances, side lobby, utility/laundry room, rear hall, sauna room/shower room with gym/home office off. To the first floor is a gallery landing, a very large full depth bedroom one with dressing room and en-suite shower room off, three further first floor bedrooms and family bathroom. To the second floor is a further **LARGE DOUBLE BEDROOM** with fitted wardrobes.

#### GROUND FLOOR

**ENTRANCE PORCH 14' 9" x 4' 4"**: With spotlights, tiled floor and door to:

**RECEPTION HALL 15' 0" x 7' 10" maximum measurements**: With stairs to the first floor, radiator and door to:

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

**LARGE “L” SHAPED SITTING ROOM 23' 6" x 13' 7" plus 11' 11" x 9' 9"**: Forming an “L” shape, having UPVC double glazed walk-in bay window to the front aspect, UPVC double glazed French doors to the conservatory, UPVC windows to the rear, feature fireplace and four radiators.

**CONSERVATORY 18' 3" x 12' 2"**: With UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon three sides, tiled floor and two radiators.

**SEPARATE DINING ROOM 13' 11" x 11' 4"**: Having UPVC double glazed French doors to the rear garden, feature fireplace surround and radiator.

**FAMILY BATHROOM 9' 4" x 8' 10"**: Including the spa bath with shower and shower screen above, fitted furniture incorporating the wash basin, low level flush WC, cupboard and drawer storage space, illuminated mirror and cabinets above, a tiled floor, full height tiling to the walls, heated towel rail, spotlights and a UPVC double glazed window to the side.

#### SECOND FLOOR

**BEDROOM FIVE 18' 6" x 12' 0" plus 7' 1" x 5' 10"**: With a UPVC double glazed window to the rear, two Velux side windows, fitted wardrobes, two radiators and access to eaves.

#### OUTSIDE

The property is set back beyond the **LARGE GATED DRIVEWAY** which provides off-road parking and access to:

**DOUBLE GARAGE 18' 9" x 17' 3"**: With electric up-and-over door, skylight, light and power points.

**GATED SIDE ENTRANCE**: Providing access to the rear garden and an approach to:

**STORAGE 18' 9" x 5' 5"**: With a UPVC double glazed window to the rear, power and light points.



**FAMILY DINING KITCHEN 17' 11" x 17' 1" maximum measurements:** Appointed with a range of high gloss finish white units including a one and a half bowl sink drainer unit with mixer tap, INTEGRATED DISHWASHER, INTEGRATED HOB, COOKER HOOD, INTEGRATED DOUBLE OVEN, large pan/storage drawers, base and wall cabinets, a UPVC double glazed window to the front, tiled floor, LED spotlights, skylight, two radiators.

**SIDE LOBBY AREA 8' 10" x 6' 11"':** Providing UPVC double glazed door to the driveway, skylight and access to the garage.

**UTILITY/LAUNDRY ROOM 12' 9" x 7' 9"':** Including a stainless steel sink drainer unit with mixer tap, plumbing for washing machine, skylight, wall mounted Worcester boiler, tiled floor and radiator.

**REAR HALL:** With door to the rear garden and tiled floor.

**SAUNA 10' 7" x 8' 0" maximum measurements:** Including a sauna (currently disconnected), radiator, WC and walk-in shower.

**GYM/HOME OFFICE 7' 8" x 7' 9"':** Including oak wood panelling to the walls, a radiator and two windows to the side.

#### FIRST FLOOR

**FIRST FLOOR LANDING:** A gallery style landing which includes a UPVC double glazed window to the front and double radiator.

**BEDROOM ONE 21' 5" x 11' 11"':** With a UPVC double glazed window to the front and rear aspects, two radiators and door to:

**DRESSING ROOM 9' 5" x 9' 0"':** Having a UPVC double glazed window to the front, FITTED WARDROBES and radiator.

**ENSUITE SHOWER ROOM 9' 5" x 9' 3"':** Including the walk-in shower cubicle, wash basin with cabinet above, push button flush WC, bidet, heated towel rail, a UPVC double glazed window to the rear and spotlights.

**BEDROOM TWO 13' 0" x 11' 4"':** With a UPVC double glazed window to the rear, fitted wardrobe and radiator.

**BEDROOM THREE 11' 4" x 11' 1"':** Again with a UPVC double glazed window to the rear, radiator and built-in wardrobe.

**BEDROOM FOUR 9' 5" x 9' 2"':** With a UPVC double glazed window to the front and radiator.



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**REAR GARDEN:** A large garden which includes a generous paved patio area, full width lawns, pergola and being walled upon three sides.

#### 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 enquiries 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 - F.

#### 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 **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.

#### 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             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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