



177 Balmoral Road,
WORDSLEY, DY8 5JY

Taylor's

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177 Balmoral Road, WORDSLEY

Price: £395,000

A VERY LARGE and SUBSTANTIALLY EXTENDED DETACHED FAMILY HOME, which enjoys a corner position, close to countryside, local shops and popular schools. The **GENEROUS** layout is **WELL APPOINTED** and **ATTRACTIVELY PRESENTED** throughout, includes **GAS CENTRAL HEATING**, **uPVC DOUBLE GLAZING** and comprises: Entrance Porch, Reception Hall, Full Width Front Lounge with Dining Area, Large Rear Second Sitting Room, **CONSERVATORY**, Good Sized Family Breakfast Kitchen, Utility Room, Home Office/ Bedroom 4 with WC off. The first floor includes **THREE LARGE DOUBLE BEDROOMS**, Refitted Bathroom and Separate Shower Room. The property is gently elevated beyond the **RECENT BLOCK PAVED DRIVEWAY**, front garden, **GARAGE** with a **LARGE WORKSHOP** behind and to the rear and side are the **PRIVATE LANDSCAPED GARDENS**. Tenure: Freehold. Construction: Brick/Pitched & flat Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC C. **KINGSWINFORM OFFICE.**

GROUND FLOOR

ENTRANCE PORCH 7' 4" x 5' 4": Having double glazed windows to the front and side aspects and further door to:

RECEPTION HALL 21' 0" x 6' 5" maximum: Having a double glazed window to the side, stairs to the first floor, light wood style floor and radiator.

FULL WIDTH LOUNGE WITH DINING AREA 19' 7" x 10' 5": Having two UPVC double glazed windows to the front, feature fireplace, radiator and light wood style floor.

SECOND SITTING ROOM 13' 8" x 11' 10": With radiator, light wood style floor and door to:

CONSERVATORY 11' 2" x 9' 5": Having UPVC double glazed windows upon three sides and tiled floor.

FAMILY BREAKFAST KITCHEN 17' 9" x 7' 3": With a double glazed window to the side, a sink drainer unit, recess for range style cooker with cooker hood above, ample cupboard storage space, spotlights, radiator, **SPACE FOR DINING FURNITURE** and patio doors to the rear garden.

UTILITY 6' 6" x 4' 9": Providing plumbing for washing machine and further appliance space.

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 D.

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





HOME OFFICE/BEDROOM FOUR 9' 4" x 7' 4": With double glazed patio doors to the side, a light wood style floor, radiator and door to:

WC 7' 5" x 3' 11": Including the wash basin, push button flush WC, tiled floor, heated towel rail, wall mounted gas boiler and a UPVC double glazed window to the side.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch and doors to:

BEDROOM ONE 13' 10" x 10' 6": Having UPVC double glazed window to the rear and side aspects and radiator.

BEDROOM TWO 13' 10" x 10' 0": With UPVC double glazed windows to the rear and side aspects and radiator.

BEDROOM ONE 12' 1" x 11' 11" maximum: Including a UPVC double glazed window to the front, FITTED WARDROBES and radiator.

FAMILY BATHROOM 6' 4" x 5' 3": Including the bath, wash basin with vanity unit, push button flush WC, heated towel rail, full height tiling to the walls, spotlights and a UPVC double glazed window to the side.

SHOWER ROOM 6' 4" x 5' 7": Including a corner shower cubicle, wash basin, vanity unit, push button flush WC, heated towel rail, full height tiling to the walls, tiled floor and a UPVC double glazed window to the side.

OUTSIDE

Whilst enjoying a generous corner position the property is gently elevated back beyond the large BLOCK PAVED DRIVEWAY with front garden alongside.

GARAGE 19' 6" x 8' 1": Entered via an up-and-over door, having light point and door to:

WORKSHOP/STORE 16' 8" x 8' 8": Providing useful storage and workshop space and having a PVC door to the rear garden.

REAR GARDEN: An attractively laid out landscaped garden which includes a generous almost full width paved patio area with raised side borders. There are steps to a small seating area with slate chippings and the patio continues to the side of the property which provides gated side access.

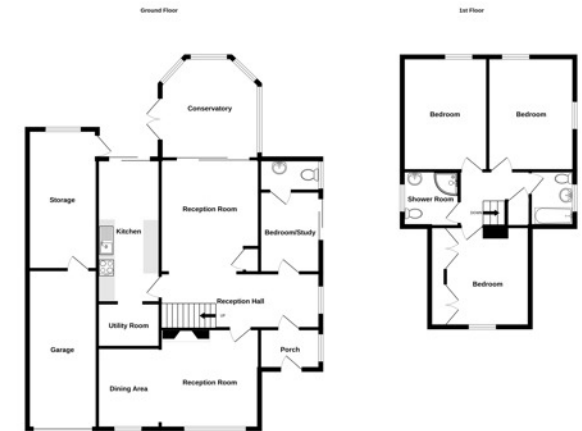
By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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