



83 Brook Street,
WALL HEATH VILLAGE, DY6 0JH



Taylor's

83 Brook Street, WALL HEATH VILLAGE

Price: Offers Over £325,000

A VERY LARGE and BEAUTIFULLY IMPROVED SEMI DETACHED FAMILY HOME, very well located in a sought after cul de sac, close to countryside, village shops and desirable schools. The **GENEROUS and WELL APPOINTED** layout includes **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING** and comprises: 'open plan' Hall with study area off, Large Lounge, Dining Area, Breakfast Kitchen, Utility/ Laundry Room, Ground Floor WC, **THREE LARGE BEDROOMS** and a Spacious Refitted Family Bathroom with separate shower. The property is set back beyond the front garden, **LONG BLOCK PAVED DRIVEWAY** and to the rear is a **GOOD SIZED SUNNY GARDEN**. Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C. **KINGSWINFORD OFFICE.**

GROUND FLOOR

STUDY AREA: An ideal space for work area having a UPVC double glazed window to the front, roof light, radiator and light wood style floor.

DINING AREA: An area with a UPVC double glazed window to the front, roof light, radiator and light wood style floor.

LOUNGE AREA 26' 0" x 11' 0": With a UPVC double glazed patio door to the rear garden, radiator, a light wood style floor and wall mounted gas fire.

KITCHEN 15' 2" x 7' 9": Appointed with a range of light wood style units including the sink drainer unit with mixer tap, ample appliance space, base and wall cabinets, breakfast bar, UPVC double glazed window to the rear, radiator and a UPVC double glazed door to the side.

UTILITY/LAUNDRY ROOM 7' 9" x 7' 8": Providing plumbing for washing machine, base and wall cabinets and door to:

GROUND FLOOR WC: With low level flush WC, wash basin, spotlights and a UPVC double glazed window to the side.

FIRST FLOOR

FIRST FLOOR LANDING: With built-in linen cupboard and a UPVC double glazed window to the side.

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 C.

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





BEDROOM ONE 12' 9" x 11' 2": With a UPVC double glazed window to the rear, radiator and fitted wardrobes.

BEDROOM TWO 12' 7" x 7' 10": With a UPVC double glazed window to the rear and radiator.

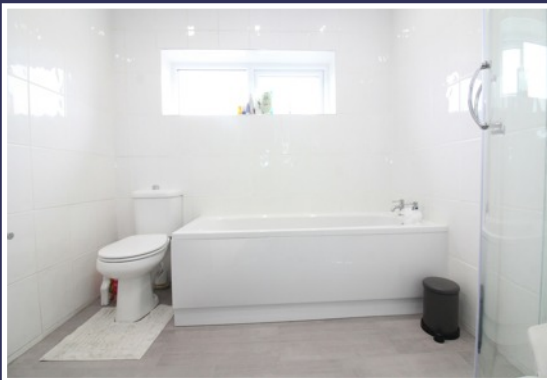
BEDROOM THREE 12' 7" x 7' 10": Having a UPVC double glazed window to the front and radiator.

REFITTED BATHROOM 8' 0" x 7' 8" max: Including the bath, separate shower cubicle, 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 front.

OUTSIDE

The property is set back beyond the LONG DRIVEWAY approach with front garden alongside and gated access to the rear garden.

REAR GARDEN: A good sized garden which includes a generous patio area with gated side access off with steps down to the good sized level lawns with a further patio area beyond.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
TAKSI1820

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.

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