



1 Rose Cottage Drive (off Barnett Lane),  
WORDSLEY, DY8 5PF

**Taylor's**

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## 1 Rose Cottage Drive (off Barnett Lane), WORDSLEY

**Price: £525,000**



**A SUBSTANTIAL and INDIVIDUALLY ARCHITECT DESIGNED, DETACHED FAMILY HOME with DETACHED DOUBLE GARAGE, BLOCK PAVED DRIVEWAY and a GOOD SIZED BEAUTIFULLY LAID OUT REAR GARDEN.** The property forms part of a small exclusive gated development, approached just off Barnett Lane. The **GENEROUS** layout is **BEAUTIFULLY APPOINTED, WELL PLANNED,** includes **GAS CENTRAL HEATING** (central heating & hot water systems controlled by the 'Hive' system), **UPVC DOUBLE GLAZING, HOUSE ALARM** and comprises: reception hall with engineered oak floor and ground floor guest cloakroom/WC off, large front lounge with walk-in bay, formal dining room, **GENEROUS REFITTED FAMILY DINING KITCHEN with INTEGRATED APPLIANCES,** separate utility/laundry, generous home office/bedroom five, gallery landing, **FOUR DOUBLE BEDROOMS,** bedrooms one and two with refitted ensuite shower rooms and a refitted family house bathroom. The excellent attic is fully decorated includes laminate floor, radiator, skylight and provides access to the plant room which houses the Megaflow hot water system and boiler. Whilst enjoying a secluded position the property is approached from Barnett Lane via the electric gates and driveway (shared with just two other properties) leading to the block paved driveway and **DETACHED DOUBLE GARAGE** with separate store. The sought after location is within walking distance from popular schools, shops, park and countryside. Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E. EPC C.

### GROUND FLOOR

**RECEPTION HALL:** With an oak floor and staircase ( oak balustrade and hand rail), LED spotlights and radiator.

**GROUND FLOOR GUEST CLOAKROOM/WC 6' 4" x 2' 8":** With a push button flush WC, wash basin with vanity unit, heated towel rail, full height tiling to the walls, tiled floor and extractor fan.

**FRONT LOUNGE 16' 0" x 12' 0":** The measurements include the UPVC double glazed walk-in bay window to the front, there is a gas fire with feature fireplace surround, radiator and double doors to:

**DINING ROOM 10' 10" x 10' 4":** With UPVC double glazed door to the rear garden, with UPVC double glazed windows either side and radiator.

**FAMILY DINING KITCHEN 16' 11" x 10' 3":** Appointed with a range of white gloss finish units including the INTEGRATED INDUCTION HOB WITH COOKER HOOD ABOVE, INTEGRATED OVEN, INTEGRATED MICROWAVE, INTEGRATED DISHWASHER, INTEGRATED FRIDGE, INTEGRATED FREEZER, WINE COOLER, ample base and wall cabinets including large "pan" drawers. There are LED spotlights, radiator and an oak floor.

**UTILITY/LAUNDRY ROOM 7' 6" x 6' 10":** Providing recess and plumbing for washing machine with further appliance space alongside, base and wall mounted storage units, spotlights, tiled floor and a stable style door to the side.

**HOME OFFICE/ BEDROOM 5 10'6 x 9'6** With a UPVC double glazed window and 'porthole' window to the front aspect and radiator.

### OUTSIDE

The property includes a **BLOCK PAVED DRIVEWAY** to the fore which provides ample off-road parking, gated access to the rear garden and an approach to:

**DETACHED DOUBLE GARAGE 17' 11" x 14' 7" maximum:** Alarmed and entered via an up-and-over door having light points, power points and storage cabinets.

**REAR GARDEN:** Comprising of a generous paved patio area with gated side access off, well maintained lawns, a further patio beneath the "pergola", well stocked surrounding borders. Towards the right hand boundary are the raised vegetable planters and a greenhouse/potting shed.

**GARDEN STORE 7' 10" x 4' 0":** Located at the rear of the double garage providing useful storage 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**. 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.

## FIRST FLOOR

**FIRST FLOOR GALLERY STYLE LANDING:** With radiator and doors to:

**BEDROOM ONE 13' 3" x 12' 2":** With a UPVC double glazed window to the front, radiator, fitted bedroom furniture and door to:

**REFITTED ENSUITE SHOWER ROOM 5' 10" x 5' 9":** Including a shower cubicle, wash basin with vanity unit, push button WC, heated towel rail, full height tiling to the walls, spotlights, extractor fan and a UPVC double glazed window to the front.

**BEDROOM TWO 12' 1" x 9' 6":** With a UPVC double glazed window to the rear and radiator.

**ENSUITE SHOWER ROOM 8' 6" x 2' 11":** Including the shower cubicle, wash basin with vanity unit, push button flush WC, heated towel rail, part tiling to the walls, LED spotlights, extractor fan and a UPVC double glazed window to the side.

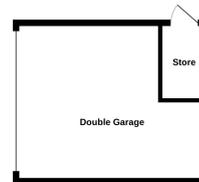
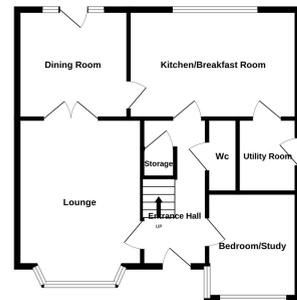
**BEDROOM THREE 11' 1" x 8' 4":** With a UPVC double glazed window to the rear and radiator.

**BEDROOM FOUR 13' 9" x 9' 6":** Having UPVC double glazed window to the front, radiator and light wood style floor.

**FAMILY BATHROOM 9' 7" x 7' 5":** Beautifully refitted with a classic white suite to include the corner spa bath, separate large walk-in shower cubicle, pedestal wash basin, WC, radiator, tiled floor, full height tiling to the walls, spotlights, extractor fan and a UPVC double glazed window to the rear.

**ATTIC/STORAGE SPACE 22' 0" x 9' 8":** Fully decorated including a laminate style floor, double glazed rooflight, radiator and door to:

**PLANT ROOM 9' 9" x 5' 11":** Housing the Megaflow hot water system and the wall mounted gas boiler.



## COUNCIL TAX BAND E.

### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **The fitted carpets, curtains, light fittings and other items are included.** 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

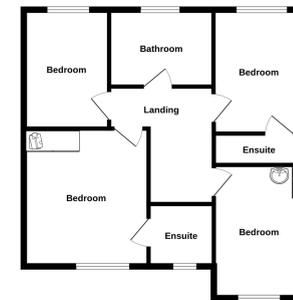
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

**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	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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