



**Taylors**



# WORDSLEY, Oak Park Road

£315,000

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The WELL APPOINTED layout includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and comprises: entrance porch, reception hall, front sitting, rear extended lounge with french doors to the rear garden, extended kitchen with integrated appliances, through to the spacious dining room, lobby with ground floor WC/ potential shower room off and ground floor bedroom 4/ home office. The first floor offers THREE GOOD SIZED BEDROOMS and a well appointed family bathroom. With large driveway and a generous rear garden.

Tenure: Freehold. Construction: brick with a pitched tiled and an area of flat 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 C. EPC D. KINGSWINFORD OFFICE.

**Entrance Porch** - 3.12m x 0.56m (10'3" x 1'10")

**Reception Hall**

**Sitting Room** - 3.86m x 3.76m (12'8" x 12'4")

**Extended Lounge** - 5.79m x 3.3m (19'0" x 10'10")

**Extended Kitchen** - 5.26m x 2.54m (17'3" x 8'4")

**Dining Room** - 3.43m x 2.87m (11'3" x 9'5")

**Lobby**

**Ground Floor WC** - 2.08m x 1.35m (6'10" x 4'5")

**Bedroom 4/ Home Office/ Play Room** - 3.53m x 2.82m (11'7" x 9'3")

**First Floor Landing**

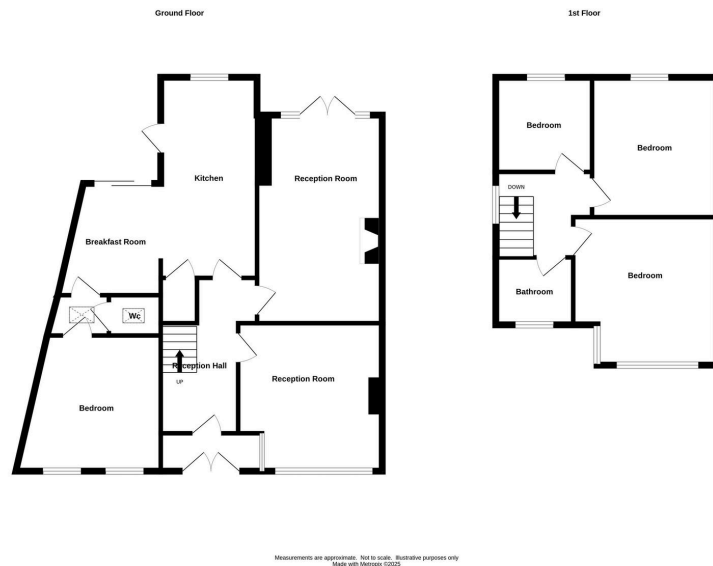
**Bedroom 1** - 3.86m x 3.78m (12'8" x 12'5")

**Bedroom 2** - 3.66m x 3.33m (12'0" x 10'11")

**Bedroom 3** - 2.59m x 2.57m (8'6" x 8'5") max.

**Family Bathroom** - 2.06m x 1.83m (6'9" x 6'0")





- SEMI DETACHED FAMILY HOME
- 3/4 BEDROOMS
- GROUND FLOOR WC
- GENEROUS DRIVEWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- SUBSTANTIALLY EXTENDED
- 3/4 LARGE RECEPTION ROOMS
- IMMACULATE THROUGHOUT
- LARGE REAR GARDEN
- CONVENIENT FOR SCHOOLS AND AMENITIES



Energy performance certificate (EPC)

34 Oak Park Road  
STOURBRIDGE  
DY8 5YJ

Energy rating  
**D**

Valid until  
21 January 2035

Certificate number: 0255-0255-1865-1912-0804

Property type  
Total floor area

Semi-detached house  
111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	48 D	57 C
35-54	E		
21-34	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.