

Taylors

New Farm Road, Stourbridge, West Midlands, DY9 7PG

5 1 2









This FIVE BEDROOM semi detached home offers GENEROUS accommodation over THREE FLOORS, with TWO RECEPTION ROOMS, a LARGE REAR GARDEN and a long block paved driveway providing AMPLE OFF ROAD PARKING. The layout gives plenty of room, with four bedrooms on the first floor and a fifth on the upper floor. The property is offered for sale with NO UPWARD CHAIN.

The property is approached via an entrance porch, which opens into the hallway. To the front, the living room features a bay window. A second, generously sized reception room to the rear provides a flexible space. The FITTED KITCHEN is also positioned at the rear and has direct access to the garden. A MODERN GROUND FLOOR SHOWER ROOM and a useful storage cupboard complete this level.

The first floor landing leads to FOUR WELL PROPORTIONED bedrooms and a separate WC. A further staircase leads to the FIFTH BEDROOM.

Outside, the LONG BLOCK PAVED driveway extends alongside the property and offers plenty of space for OFF ROAD PARKING. The extensive rear garden is mainly laid to lawn, with established shrubs and A PATIO.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC E.

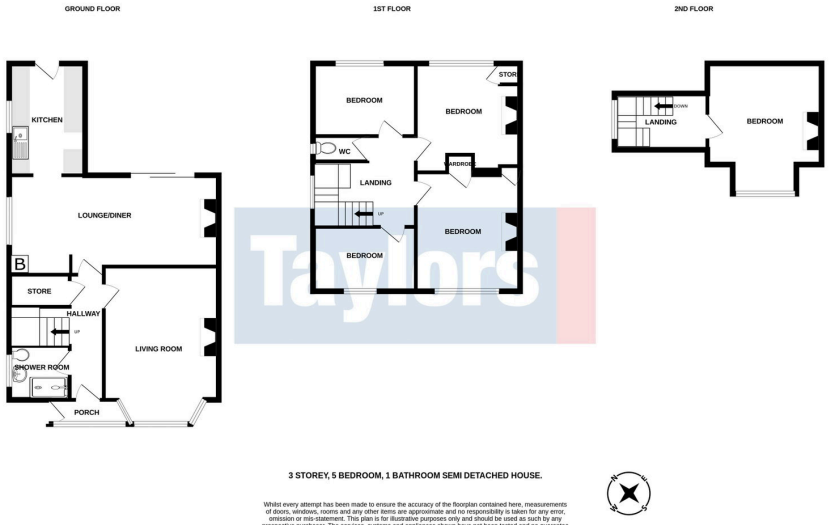
Porch - 2.36m x 0.76m (7'9" x 2'6") At widest points
Entrance Hall - 3.89m x 1.04m (12'9" x 3'5") At widest points
Shower Room - 1.98m x 1.65m (6'6" x 5'5")
Living Room - 5.41m x 3.58m (17'9" x 11'9") Into bay
Rear Reception Room - 6.6m x 3.45m (21'8" x 11'4") At widest points
Kitchen - 3.51m x 2.36m (11'6" x 7'9") At widest points
First Floor Landing - 2.64m x 1.37m (8'8" x 4'6") At widest points
Guest WC - 1.68m x 0.76m (5'6" x 2'6")
Bedroom One - 3.73m x 3.28m (12'3" x 10'9") Fitted wardrobes
Bedroom Two - 3.4m x 3.28m (11'2" x 10'9") Fitted wardrobes
Bedroom Three - 3.2m x 2.26m (10'6" x 7'5") At widest points
Bedroom Four - 3.23m x 2.01m (10'7" x 6'7") At widest points
Second Floor Landing - 2.92m x 1.73m (9'7" x 5'8") At widest points
Bedroom Five - 4.09m x 3.66m (13'5" x 12'0") At widest points

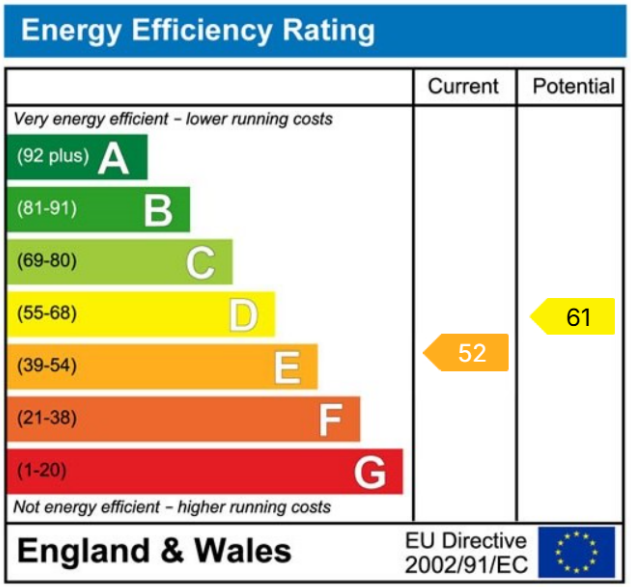






- FIVE BEDROOMS
- LONG BLOCK PAVED DRIVEWAY
- GROUND FLOOR SHOWER ROOM
- LARGE REAR GARDEN
- NO UPWARD CHAIN
- SPACIOUS FAMILY HOME





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.