



**VICARAGE ROAD
WOLLASTON, STOURBRIDGE DY8 4NR**





VICARAGE ROAD, WOLLASTON, STOURBRIDGE DY8 4NR

Available with **NO UPWARD CHAIN**, sitting upon a **MOST POPULAR** and **PRIME WOLLASTON ADDRESS** convenient for **GREAT LOCAL SCHOOLS, LOCAL PARKS** and **WOLLASTON HIGH STREET** hosting a wealth of local and independent **SHOPS** and **SERVICES**, stands this **DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT**. Having **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hallway, lounge, kitchen, two double bedrooms and shower room with separate w/c. Outside stands a **USEFUL SHED STORE, PRIVATE RESIDENT PARKING AREA (NON-ALLOCATED), OUTDOOR COMMUNAL DRYING/WASHING LINE AREA** and **GARAGE BLOCK** (available to rent from the local council subject to any availability). To arrange a viewing, please do not hesitate to contact Taylors Estate Agents **STOURBRIDGE** office. Tenure: **LEASEHOLD (125 Years from 18 June 1990, Service Charge is approximately £783.24 Per Annum, Ground Rent £10.00 Per Annum)** . Construction: Purpose built, render faced flat block. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC D.**



The accommodation is set over one level and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 19' 7" (max) x 9' 9" (max)
Having an obscure composite look front door, two built-in cupboard storage spaces, ceiling lighting and doors to further accommodation.

LOUNGE 17' 1" (max) x 11' 7" (max)
Entered through a door from the entrance hallway having feature gas fire, a UPVC double glazed window unit to outdoor aspect and ceiling lighting.

KITCHEN 11' 6" (max) x 6' 5" (max)
Entered through a door from the lounge. At floor level a range of base units having both cupboard and drawer storage, plumbing for washing machine and space for a cooker and hob combination. Surmounted on top are roll edged work tops having inset sink with a drainer with hot and cold tap combination.

SHED for outside storage

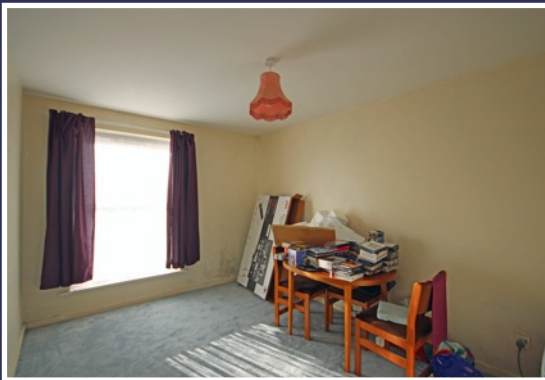
The Flat is **LEASEHOLD** and the details are as follows;-

LENGTH OF LEASE
125 years from 18 June 1990.

SERVICE CHARGE
The service charge is £783.24. per annum.

GROUND RENT
The ground rent is £10.00 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



At eye-level there is space for a fridge/freezer combination, larder style and wall mounted cupboard units, wall tiling, two UPVC double glazed window units to outdoor aspect and ceiling lighting.

BEDROOM ONE 13' 7" (max) x 9' 5" (max)

Entered through a door from the entrance hallway having UPVC double glazed window unit to outdoor aspect and ceiling lighting.



BEDROOM TWO 13' 7" (max) x 8' 10" (max)

Entered through a door from the entrance hallway having UPVC double glazed window unit to outdoor aspect and ceiling lighting.

SHOWER ROOM 6' 5" (max) x 5' 8" (max)

Entered through a door from the entrance hallway having a fitted shower with shower tray and sliding shower screen door, pedestal wash hand basin with mixer tap, wall tiling and obscure UPVC double glazed window unit to outdoor aspect and ceiling lighting.



WC 6' 5" (max) x 2' 5" (max)

Entered through a door from the entrance hallway having pedestal toilet, wall tiling and obscure UPVC double glazed window unit to outdoor aspect and ceiling lighting.

OUTSIDE

This most generously proportioned first floor, two bedroom home holds a superb and most convenient Wollaston address. Not far from great local schools and Wollaston High Street it provides a perfect location for any prospective purchaser. Upon arrival there are communal gardens, outdoor drying area, private resident parking and outdoor resident shared storage.

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.

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.

TENURE

The vendors advise the property is **LEASEHOLD**. 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.

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

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

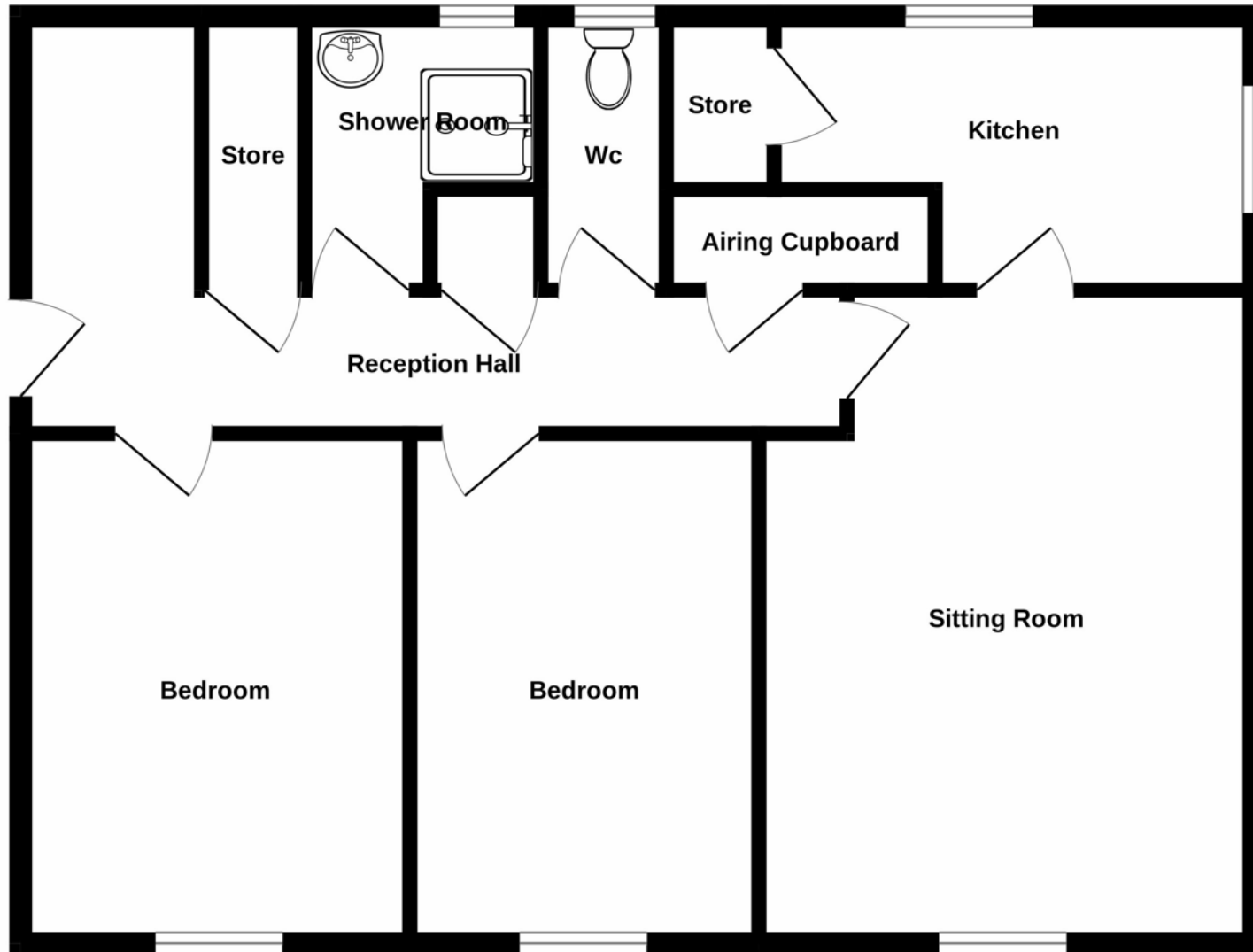
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

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.



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk