



**BRACKEN PARK GARDENS, WORDSLEY,
STOURBRIDGE DY8 5SZ**





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Enjoying an **END POSITION** in this now established address, this **WELL PLANNED, THREE BEDROOM, DETACHED FAMILY HOME** is available for sale with **NO UPWARD CHAIN** and is readily accessible to both Kingswinford and Stourbridge towns. Planned over two floors, the gas centrally heated and double-glazed accommodation comprises: **Hall, Large Sitting Room, Combined Dining Kitchen, CONSERVATORY, Landing, Three Bedrooms and Bathroom. Fore Garden, Block Paved Driveway, Garage and Enclosed Rear Garden. Council Tax Band D.**



In further detail the accommodation which is planned over two floors is seen here to comprise;

GROUND FLOOR

A composite front entrance door with inset obscure and leaded double glazing, and with adjoining UPVC double glazed panel, opens to the;

RECEPTION HALL

With central heating radiator, oak styled laminate flooring, ceiling light point and with a square paned glazed door continuing to;

SITTING ROOM 15' 9" x 14' 8" (when measured at widest points including stairs)

With a UPVC square leaded double glazed window to the front and further with a feature fireplace having a gently raised and projecting hearth, together with a part recessed "coal effect" living flame styled gas fire. In addition there is a central heating radiator, provisions for a television, two wall light points, ceiling light point and stairs which lead off and rise with a balustrade to the first floor accommodation (later mentioned). Door to;

DINING KITCHEN 14' 6" x 8' 3"

Arranged in two distinct parts, initially with the;

DINING AREA

Having ample space for the arrangement of dining table, chairs and other furnishings as may be preferred, UPVC double glazed window, central heating radiator, versatile store cupboard, ceiling light point and being **OPEN PLAN** to the;

KITCHEN AREA

With a UPVC double glazed window viewing to the enclosed rear garden and being furnished with a good range of cream cupboard fronted units.

GARAGE 17' 1" x 8' 2"

With an up-and-over door, sealed concrete floor, wall mounted Vaillant combination boiler system, potential storage within the loft space, two fluorescent ceiling strip lights and with a rear part glazed pedestrian door.

ENCLOSED REAR GARDEN

As earlier mentioned, may be approached from the side gated access or alternatively from the conservatory. An initial patio area extends to a shaped, principally level, lawn which has a circular feature and surrounding borders with an array of specimen plants and shrubs. Overall a pleasant aspect and one felt to complement the accommodation found within.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH **NO UPWARD CHAIN.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Base cupboards and drawers are surmounted by contrasting roll edged work surfaces and with an inset stainless steel sink and drainer having a mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and also to the built-in cooker arrangement which comprises a stainless steel four burner gas hob, electric fan assisted double oven below with integrated grill and with an overall stainless steel canopy hood having a glass frame surround. Suitable space and plumbing for an automatic washing machine, larder fridge position, and with a range of wall mounted cupboards at eye-level providing additional storage space and having underlighting to the work surfaces beneath. There is also a ceiling light point and a square paned glazed door which continues to:

CONSERVATORY 9' 5" x 8' 8"

A lovely addition which has UPVC double glazed windows upon three sides and UPVC double glazed double opening doors to an external patio. There is a tiled floor and ceiling light/fan point.

FIRST FLOOR

Stairs rise with a balustrade to;

LANDING

With UPVC obscure double glazed window to the side, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 14' 1" x 8' 3"

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

BEDROOM TWO 10' 2" x 8' 3"

With a UPVC double glazed window to the rear, central heating radiator and ceiling light point.

BEDROOM THREE 10' 0" x 6' 0"

With a UPVC square leaded double glazed window to the front, central heating radiator, ceiling light point and also with a built-in storage cupboard.

BATHROOM 6' 1" x 6' 0"

With a UPVC obscure double glazed window to the rear, and appointed with a three piece arrangement to include a bath having a Triton shower over and with full height splashback tiling forming a surround. In addition there is a pedestal wash hand basin and low level WC. Central heating radiator, extractor fan, shaver connection socket and with a ceiling light point.

OUTSIDE

Set back from the head of the close behind a tidy foregarden, with a shaped lawn having established plants and shrubs, together with a BLOCK PAVED DRIVEWAY affording for vehicular parking space. There is easy access to the property's principal front entrance door, to side gated access and also to the;

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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 **FREEHOLD**. 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.

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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

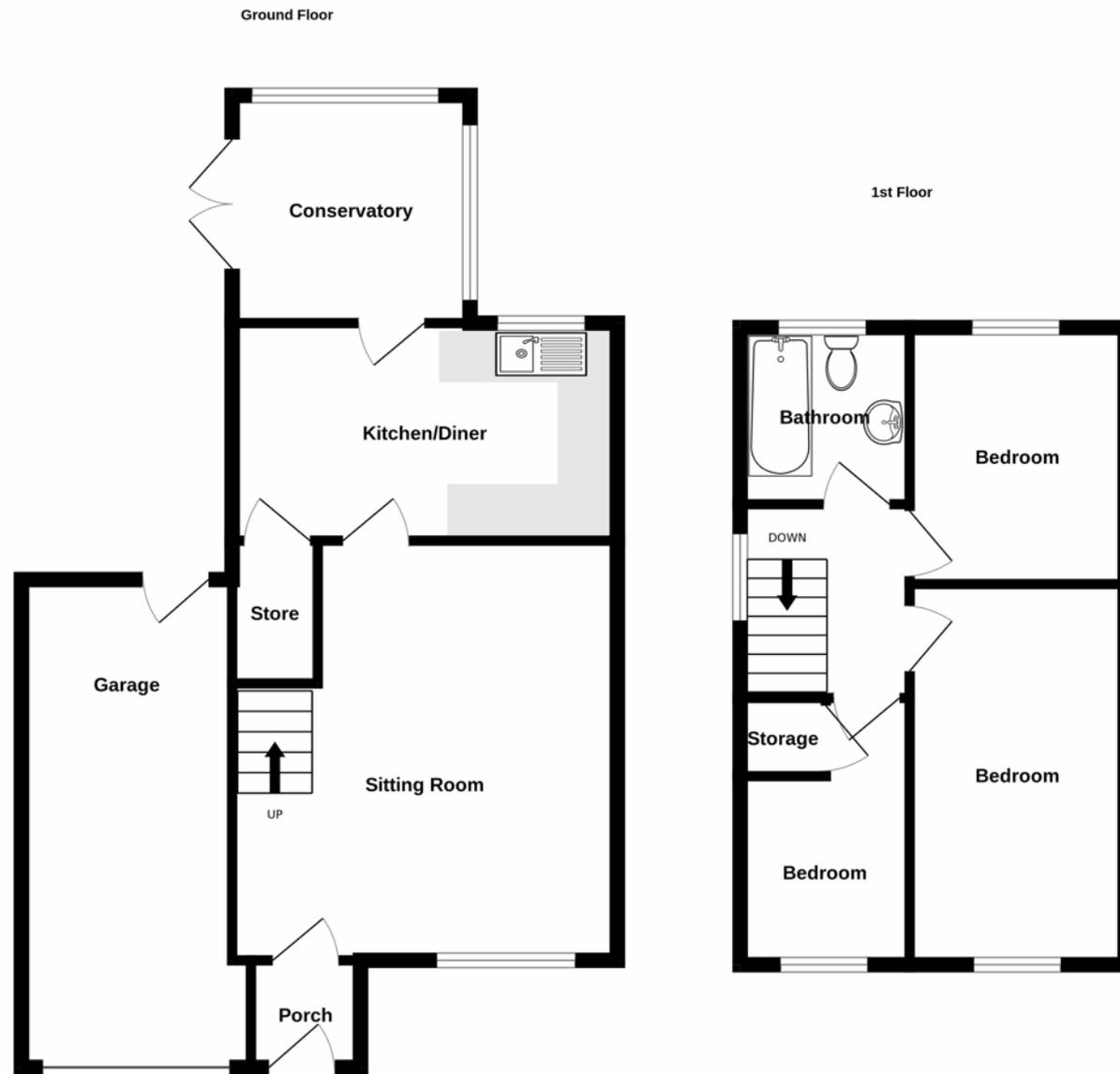
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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