



**GILBANKS ROAD, WOLLASTON,
STOURBRIDGE DY8 4RW**



Taylor's

GILBANKS ROAD, WOLLASTON, STOURBRIDGE, DY8 4RW

Positioned near the **HEAD OF THIS MOST ESTABLISHED** and **SOUGHT-AFTER CUL-DE-SAC ADDRESS** of **WOLLASTON**, not far from **SUPERB LOCAL SCHOOLS, PUBLIC TRANSPORT LINKS** (such as bus routes) and **WOLLASTON VILLAGE** hosting an array of **LOCAL SHOPS and SERVICES**, stands this **EXTENDED, BAY-FRONTED, and WELL-PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING**, and further available with **NO UPWARD CHAIN**, the property comprises in brief; Entrance hallway, bay-fronted lounge, extended dining room, extended kitchen, first floor landing, three bedrooms and a bathroom. To the front stands **AMPLE OFF-ROAD PARKING** provided by a driveway, with to the rear a **GENEROUS GARDEN** having both **LAWN and PATIO AREA**. To arrange a viewing, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with rendering and tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **C**. EPC **D**.



The property accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 14' 8" (max) x 5' 4" (max)

Having an obscure double glazed composite front door and obscure UPVC double glazed window unit to side aspect, gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), understairs storage, ceiling lighting and doors to all ground floor accommodation.

LOUNGE 13' 1" (max) x 11' 5" (max)

Entered through a door from the entrance hallway having feature gas fire with stone surround, hearth and mantle, a feature "walk-in" UPVC double glazed bay window to front aspect, a gas central heating radiator and ceiling lighting.

EXTENDED DINING ROOM 17' 1" (max) x 11' 7" (max)

Entered through a door from the entrance hallway having a feature gas fire with stone surround, hearth and wood mantle, a gas central heating radiator, ceiling lighting and double glazed patio door to garden aspect.

EXTENDED KITCHEN 13' 6" (max) x 7' 0" (max)

Entered through a door from the entrance hallway, well furnished with a shaker style arrangement. At floor level there are a good range of base units having both drawer and cupboard storage, a gas central heating radiator, space for oven and grill combination, space and plumbing for both washing machine and tumble dryer.

On approach the property greets you with a large patio style driveway providing off-road parking for multiple vehicles, further having adjoining stone/shale borders housing small plants and small shrubs. Ahead lies a double bay fronted aspect, the front elevation of the property and further a side wooden gate leading to;

REAR GARDEN

Located to the rear of the property, it is superb in its length providing both ample patio and lawn areas. Furthermore there are plenty of potting borders housing mature plants and shrubs and further giving the garden both a mature and private aspect. It is a space to be enjoyed by all and further provides an ideal area for activities such as al fresco dining.



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level there are a great range of wall mounted and larder style cupboard units, space for a larder style fridge freezer combination, splashback tiling, wall mounted boiler, extractor fan, a double glazed window unit to garden aspect, an obscure UPVC double glazed French door to garden aspect and ceiling lighting.

FIRST FLOOR

LANDING 6' 9" (max) x 6' 2" (max)

Accessed via stairs with balustrade from the entrance hallway having an obscure UPVC double glazed window unit to side aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13' 6" (max) x 9' 6" (max)

Entered through a door from the landing having a feature "walk-in" UPVC double glazed bay window to front aspect, built-in wardrobes, a gas central heating radiator and ceiling lighting.

BEDROOM TWO 11' 5" (max) x 10' 5" (max)

Entered through a door from the landing having a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

BEDROOM THREE 7' 4" (max) x 6' 2" (max)

Entered through a door from the landing having built-in wardrobes, a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

BATHROOM 7' 0" (max) x 5' 5" (max)

Entered through a door from the landing and well appointed with a three piece bathroom suite consisting of fitted bath with overhead electric shower, fitted bath panel and folding shower screen, pedestal toilet, vanity wash hand basin with hot and cold tap combination, floor and wall tiling, a gas central heating radiator, wall mounted cupboard unit, an obscure UPVC double glazed window unit to garden aspect, an extractor fan and ceiling lighting.

OUTSIDE

The property is delightfully nestled within a popular and highly desirable cul-de-sac address of Wollaston.

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 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.

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

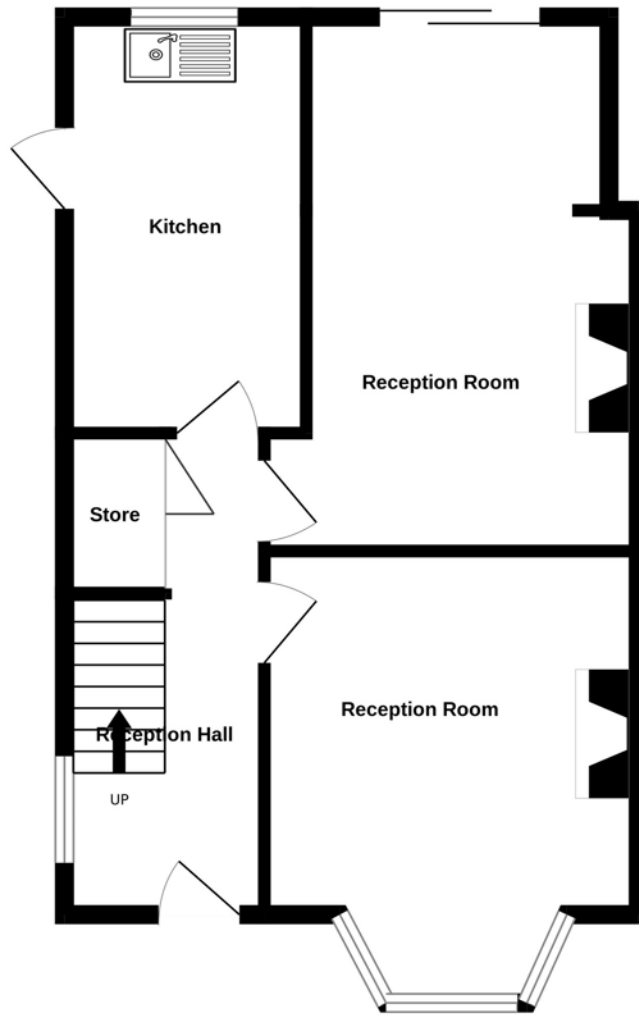
f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

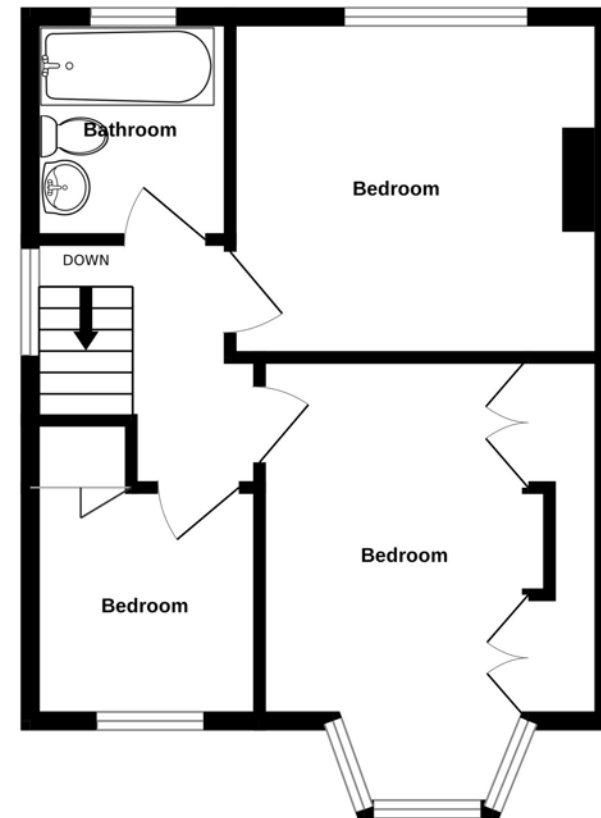
MISREPRESENTATION ACT 1967

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.

Ground Floor



1st Floor



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