



**CORNWALL ROAD, WOLLASTON,
STOURBRIDGE DY8 4TE**



Taylor's

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Situated on a **MOST DESIRABLE** and **POPULAR ADDRESS** upon the 'KINGSWAY ESTATE' in WOLLASTON, not far from **GOOD LOCAL SCHOOLING, SHOPS, SERVICES** and **IDYLLIC RIVER STOUR CANAL WALKS**, stands this **THOUGHTFULLY EXTENDED** and **MUCH IMPROVED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **DELIGHTFUL RESIDENCE** comprises in brief; Entrance hallway, lounge, extended dining kitchen, extended snug/bedroom four, downstairs w/c, three bedrooms and family bathroom. To the front aspect lies **GENEROUS OFF-ROAD PARKING** provided by a **TARMAC DRIVEWAY**, with to the rear a **TREMENDOUSLY LANDSCAPED GARDEN AREA**. To **FULLY APPRECIATE THE ACCOMMODATION ON OFFER**, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band B.



In further detail the accommodation is spread over two floors and comprises;

ENTRANCE HALLWAY 8'3" x 6'2"

Entered through a obscure composite front door, having a gas central heating radiator, obscure UPVC double glazed window unit to side aspect, under stairs storage, stairs to first floor accommodation (later detailed) and ceiling lighting.

LOUNGE 14'1" x 10'6"

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

DINING KITCHEN 23'9" (max) x 11'4 (max)

Entered through a door from the entrance hallway, beautifully furnished with a cream kitchen. At floor level, a good range of base units having both cupboard, drawer and deep pan drawer storage, further housing integrated oven, integrated dishwasher and plumbing for washing machine. Surmounted on top are roll-edged worktops having inset four-point gas hob and inset sink with drainer and mixer tap. At eye level, a great range of wall-mounted and larder-style cupboard units, having space for larder style fridge/freezer combination and space for tumble dryer.



OUTSIDE

The property is delightfully situated in a most popular address upon the 'Kingsway estate' in Wollaston, great for good local schooling, shops, services and canal walks. Upon approach, the property greets you with a full-width driveway providing ample parking for multiple vehicles. Furthermore, to the rear stands;

REAR GARDEN

Accessed via the property's side access or via the door from the kitchen, it is a most generous space which is well landscaped providing various tiers of both patio and astro-turf area - both ideal for both playing and entertaining in. It provides a sunny aspect to it's custodians and is truly a great family space to enjoy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(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	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

Wall tiling, extractor fan, cupboard housing boiler, a gas central heating radiator, obscure UPVC double glazed window unit to side aspect with obscure UPVC double glazed french door to side aspect, UPVC double glazed window unit to garden aspect, ceiling lighting and door to downstairs w/c.

STUDY/BEDROOM FOUR 19'9" x 9'2"

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

FIRST FLOOR ACCOMMODATION

LANDING 11'2" x 4'6"

Accessed via stairs from the entrance hallway, having loft hatch to loft space, built-in cupboard storage, obscure UPVC double glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12'2" x 10'7"

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

BEDROOM TWO 10'4" x 9'5"

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 10'7" x 8'2"

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

SHOWER ROOM 7'5" x 5'1"

Entered through a door from the landing, stunningly appointed with a three-piece shower suite consisting of fitted 'walk-in' shower with shower tray and glass shower screen, pedestal wash hand basin with mixer tap, vanity toilet unit, a gas centrally heated towel rail, wall tiling, two obscure UPVC double glazed window units to garden aspect, extractor fan, ceiling lighting and a wall-mounted cupboard unit.

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

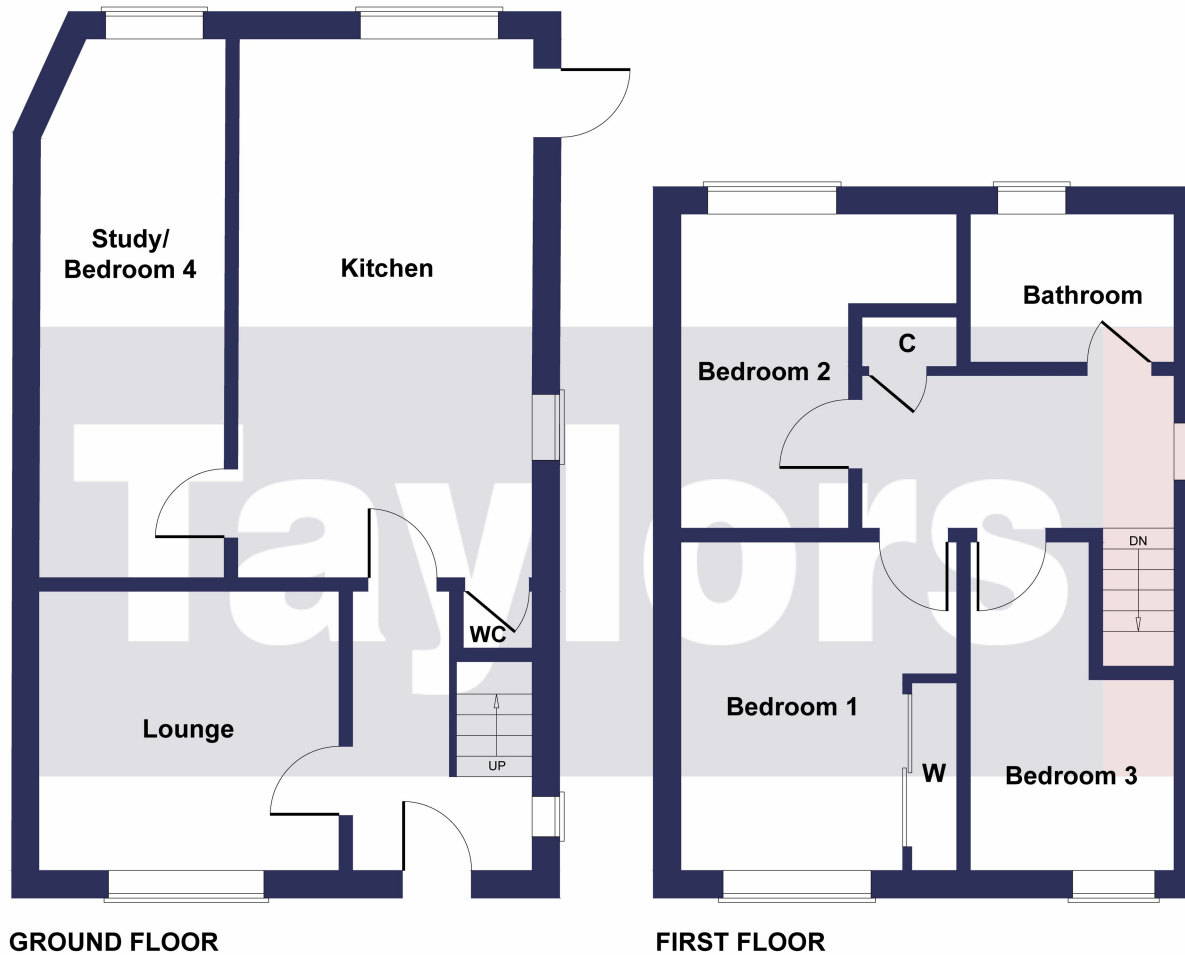
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

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

FIRST 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**

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