



**HERONDALE ROAD,  
WOLLASTON, STOURBRIDGE DY8 3LL**







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**GENTLY SET BACK BEYOND A CONCRETE DRIVE and FRONT LAWN AREA** within this **MOST ESTABLISHED and DESIRABLE ADDRESS** of the 'BIRD ESTATE' in **WOLLASTON**, which is further **TRULY CONVENIENT** for **SUPERB LOCAL SCHOOLS** (both Primary and Secondary), **SHOPS/SERVICES** and **LOCAL COUNTRYSIDE WALKS** (such as Bunkers Hill National Forest) stands this **MUCH-IMPROVED, RE-PLANNED** and **SIMPLY STUNNING THREE DOUBLE BEDROOM MID-TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance porch with w/c off, full-length double aspect lounge diner, kitchen with host of integrated appliances, first floor landing, three good bedrooms and modern four-piece bathroom suite. The property further boasts an **INTEGRAL SINGLE GARAGE** and **RE-LANDSCAPED REAR GARDEN SPACE** having both **LAWN and PATIO AREA** ideal for 'alfresco dining'. To **FULLY APPRECIATE** the accommodation on offer a viewing is a **MUST** and to do so please contact Taylors Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Brick built with tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band **B**. EPC **C**.

The accommodation is set over two floors and comprises;

## GROUND FLOOR

### ENTRANCE PORCH

Having a double glazed composite front door, ceiling lighting, door to ground floor WC and further open to the lounge diner.

### GROUND FLOOR WC

Entered through a door from the entrance porch having pedestal toilet, wall mounted wash hand basin with mixer tap, ceiling lighting and an obscure UPVC double glazed unit to front aspect.

### LOUNGE DINER 25' 5" (max) x 10' 5 (max)

Open from the entrance porch having a UPVC double glazed window unit to the front aspect, UPVC double glazed French doors to the garden aspect, two gas central heating radiators, stairs with handrail to first floor accommodation (later detailed) and ceiling lighting.

### KITCHEN 12' 4" (max) x 9' 9" (max)

Entered through a glazed door from the lounge diner being most beautifully furnished and redesigned with a cashmere shaker style kitchen arrangement. At floor level there are a superb range of base units having both drawer and cupboard storage, plumbing for integrated dishwasher. Surmounted on top are roll edged work tops which have inset four point gas hob combination, inset sink with a drainer and mixer tap and further houses pop-up USB and plug charging points.

On approach the property is gently set back beyond a concrete driveway together with an adjoining front lawn area which then leads up to the front elevation of the property and towards the integral single garage;

### SINGLE GARAGE 17' 2" (max) x 8' 1" (max)

Having manual up-and-over front garage door, space and plumbing for washing machine, fitted work tops, wall mounted cupboard units, strip ceiling lighting and a door to the kitchen and pantry.

### REAR GARDEN

A truly beautiful and re-landscaped space which combines multiple areas of shale, slabbed patio, built-in sleepers ideal for potting borders and lawn area. There is further a walled garden area and it is a truly pleasant space to relax in as well as entertain in with activities such as alfresco dining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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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At eye-level there is splashback tiling, extractor fan, a superb range of both wall mounted and larder style cupboard units which further house integrated oven and grill combination and integrated fridge freezer combination, a UPVC double glazed window unit to the garden aspect with adjoining UPVC double glazed French door to garden aspect, ceiling lighting, a gas central heating radiator and an opening which leads to a recessed pantry/store and a door to the integral garage.

### FIRST FLOOR

LANDING 10' 5" (max) x 6' 4" (max)

Accessed via stairs with hand railing glass balustrade from the lounge diner having built-in cupboard storage, loft hatch to loft space, ceiling lighting and doors to all the first floor accommodation.

BEDROOM ONE 12' 5" (max) x 10' 7" (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 TWO 12' 9" (max) x 8' 1" (max)

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

BEDROOM THREE 10' 5" (max) x 9' 6" (max)

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

BATHROOM 8' 8" (max) x 7' 9" (max)

Entered through a door from the landing being beautifully re-appointed with a four piece bathroom suite which consists of fitted bath with bath panel and mixer tap, fitted walk-in shower with shower tray and fitted glass shower screen, vanity unit which houses toilet and wash hand basin with mixer tap, a gas central heating radiator, wall tiling, an obscure UPVC double glazed window unit to garden aspect and a sensor operated ceiling lighting.

### OUTSIDE

The property sits within an established and desirable address upon the "Bird Estate" of Wollaston truly convenient for schools, shops and services together with nearby countryside walks.

### 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).



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