



**BAYLIE STREET, OLD QUARTER,  
STOURBRIDGE DY8 1AZ**



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**BOASTING a TRULY DELIGHTFUL POSITION and CHARMING PERIOD FEATURES** upon one of **STOURBRIDGE'S MOST PREMIER and HIGHLY SOUGHT-AFTER 'OLD-QUARTER' ADDRESS'S**, superbly convenient for **TOP PERFORMING LOCAL SCHOOLS, IDYLIC LOCAL PARKS** (such as Mary Stevens) and **STOURBRIDGE TOWN CENTRE SHOPS and AMENITIES**, stands this **EXCEEDINGLY SPACIOUS and GENEROUSLY PROPORTIONED THREE DOUBLE BEDROOM, TRADITIONAL-STYLE TERRACED RESIDENCE**. Having **GAS CENTRAL HEATING** and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance porch, entrance hallway, two formal reception rooms, kitchen, spacious understairs storage, first floor landing, two double bedrooms, family bathroom, second floor landing and a further double bedroom. To the front aspect lies **OFF-ROAD PARKING** for a small/medium sized vehicle leading to the front elevation and **PERIOD SASH WINDOWS**, with to the rear a **LONG and GENEROUS GARDEN SPACE**. To view at the most **EARLIEST CONVENIENCE** please do contact Taylor's 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**. Council Tax **B**. **EPC D**.



The accommodation is set over three floors and comprises;

### GROUND FLOOR

#### ENTRANCE PORCH

Having an obscure glazed front door, wall lighting and a door to the entrance hallway.

#### ENTRANCE HALLWAY 27' 2" (maximum) x 8' 8" (max)

Having an obscure glazed door from the entrance porch, stairs with grand balustrade to the floor accommodation, door to an understairs storage cupboard, a gas central heating radiator, ceiling lighting and doors to all ground floor accommodation.

#### UNDERSTAIRS STORE 11' 7" (max) x 5' 7" (max)

Accessed via a door from the entrance hallway housing meters, wall mounted shelving units and ceiling lighting.

#### LOUNGE 14' 3" (max) x 12' 0" (max)

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

#### DINING ROOM 12' 8" (max) x 11' 9" (max)

Entered through a door from the entrance hallway having a gas central heating radiator, glazed French doors to the garden aspect, fitted cupboard storage, wall mounted electric fire and ceiling lighting.

#### KITCHEN 10' 4" (max) x 9' 7" (max)

Entered through a door from the entrance hallway and through an adjoining lobby area housing built-in cupboard storage and a glazed door to the garden aspect.

### OUTSIDE

This deceptively spacious period and traditional mid terrace home is desirably situated within the "Old Quarter" of Stourbridge central, convenient for superb local schools, nearby local parks (such as Mary Stevens), public transport links, and convenient local high streets such as Stourbridge itself. On approach the property greets you with a most attractive front aspect showcasing many traditional features together with a slabbed front area which provides off-road parking for a small sized vehicle. To the rear lies:

### REAR GARDEN

Located to the rear of the property it is truly generous size and whilst in its current overgrown condition offers a wealth of opportunity to the next custodian to greatly improve. Having patio areas, lawn areas together with mature trees it has superb potential to be the most joyous rear garden space within the old quarter. As a result, it provides tremendous scope to not only be a space for any garden enthusiast but also for those seeking to entertain in activities such as al fresco dining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The space is well furnished with a modern grey style kitchen arrangement. At floor level there are a good range of base units having both drawer and cupboard storage, plumbing for washing machine, integrated oven and space for a breakfast style table and chairs arrangement. Surmounted on top are chunky style work tops having an inset four point gas combination and an inset sink with a drainer and mixer tap. At eye-level there are a good range of wall mounted cupboard units, splashback tiling, a gas central heating radiator, space for a larder style fridge freezer combination, an extractor fan, a glazed window unit to garden aspect (bay aspect in style) and strip ceiling lighting.

## FIRST FLOOR

### LANDING 15' 6" (max) x 9' 3" (max)

Accessed via stairs with balustrade from the ground floor entrance hallway having fitted cupboard storage, ceiling lighting, stairs with balustrade to the second floor accommodation (later detailed) and doors to all first floor accommodation.

### BEDROOM ONE 15' 7" (max) x 11' 9" (max)

Entered through a door from the first floor landing having a feature fireplace, two sash window units to front aspect, gas central heating radiator and ceiling lighting.

### BEDROOM TWO 12' 7" (max) x 11' 9" (max)

Entered through a door from the first floor landing having built-in wardrobe and cupboard storage spaces, gas central heating radiator, a glazed window unit to garden aspect and ceiling lighting.

### SHOWER ROOM 8' 2" (max) x 6' 0" (max)

Entered through a door from the first floor landing being well appointed with a four piece bathroom suite consisting of a fitted bath with fitted bath panel and hot and cold tap combination, a fitted corner shower with shower tray and sliding shower screen doors, vanity toilet unit, a vanity wash hand basin with mixer tap, wall tiling, a gas centrally heated towel rail, loft hatch, obscure glazed window unit to garden aspect and ceiling lighting.

## SECOND FLOOR

### LANDING 11' 2" (max) x 5' 7" (max)

Accessed via stairs with balustrade from the first floor landing having loft hatch to loft space and a door to a further bedroom.

### BEDROOM THREE 15' 6" (max) x 14' 7" (max)

Entered through a door from the second floor landing having fitted wardrobes with fitted dresser unit, ceiling lighting and a sash window unit to front aspect.

## 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.

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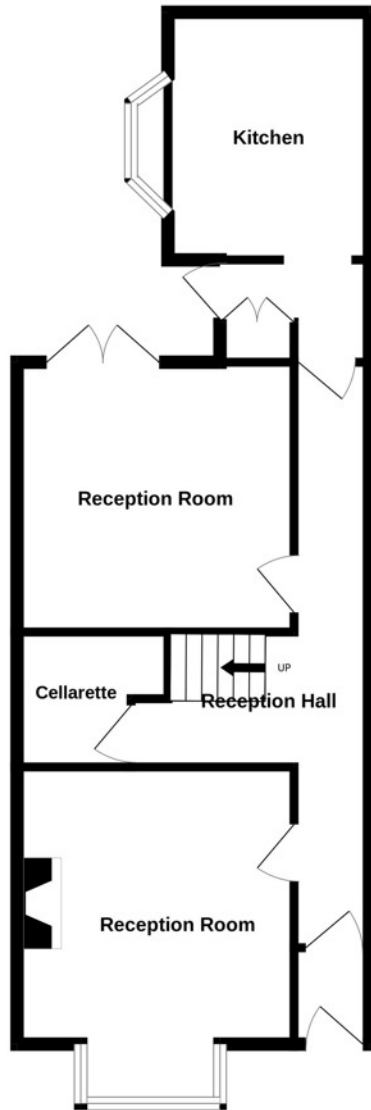
f.01384 441206

e. [stourbridge@taylors-estateagents.co.uk](mailto:stourbridge@taylors-estateagents.co.uk)

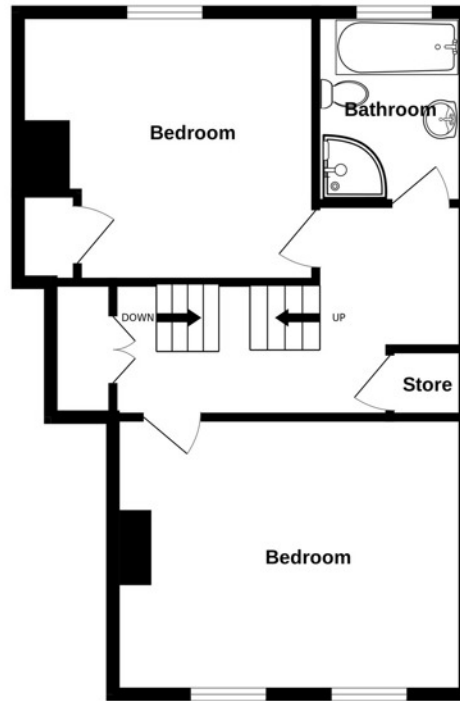
### MISREPRESENTATION ACT 1967

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.

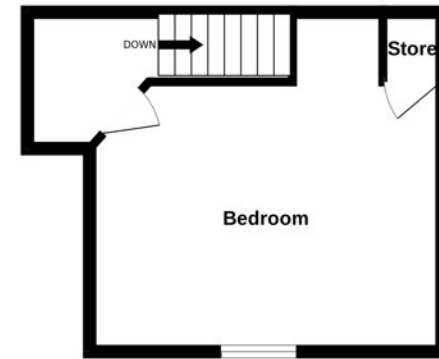
Ground Floor



1st Floor



2nd 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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