



**HILL TOP, WOLLESCOTE,
STOURBRIDGE DY9 9BZ**

Taylor's

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Occupying a unique and favourable position within a desirable **WOLLESCOTE CRESCENT ADDRESS**, which is close to **GOOD LOCAL SCHOOLS, SHOPS AND AMENITIES**, stands this **THREE BEDROOM END OF TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this property comprises in brief; Entrance hallway, **BESPOKE AND HAND MADE COUNTRY STYLE KITCHEN**, dining room, lounge with **BAY ASPECT WINDOW**, **THREE GOOD SIZED BEDROOMS** and family bathroom with **ROLL TOP BATH** and **VICTORIAN STYLE HIGH FLUSH TOILET**. Outside, the property has **ROOF SOLAR PANELS**, **USEFUL OUTBUILDINGS** to the side aspect, along with **BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS**, with the rear aspect providing **PEACEFUL VIEWS TO MATURE TREES AND WOODED DINGLE**. To view, do not hesitate to contact **TAYLORS ESTATE AGENTS STOURBRIDGE. COUNCIL TAX BAND B**

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

GROUND FLOOR

ENTRANCE HALLWAY 9'3" x 7'0"

Can be approached two ways either via the wood front door with obscure glass panel or via the side entrance UPVC double glazed door with obscure glass, encompassed within lies a gas central heating radiator, ceiling lighting, staircase with balustrade to first floor accommodation (later mentioned) and a doorway leading to;

KITCHEN 10'0" x 8'4"

With a door leading from the entrance hallway, it is furnished with a bespoke, hand made 'country kitchen style' solid wood base and wall mounted units. From floor level, there are a range of base units providing both draw and cupboard storage, which are surmounted by solid wood roll top worktops which encompass a Belfast sink with mixer tap combination and drainer with a complementary tiled splashback arrangement in between both base and wall mounted units. Within the base units is fitted oven with four point gas hob arrangement and above a fitted hooded extractor fan. Above the base units and at eye level there are multiple wall mounted cupboards and a UPVC double glazed window unit to rear garden aspect. Enhancing the space is a built-in pantry style store which has electric and could house a fridge/freezer combination, and up above their is ceiling lighting.

DINING ROOM 12'6" x 9'2"

Entered through a door from the kitchen, having UPVC double glazed french doors to rear garden aspect, a gas central heating radiator, ceiling lighting and double wood doors leading to;

OUTBUILDINGS

Located to the side aspect of the property, they are sheltered over head by a polycarbonated single sloping roof which provides all year round dry access from the entrance hallway. Two out of the three outbuilding stores has electric and ceiling lighting, one of which having plumbing for appliances such as a washing machine - ideal for a utility space. A passageway between the side elevation of the property and outbuildings provides access to;

REAR GARDEN

Approached through the side access passageway, it is a well established garden providing both lawn area with potting beds and mature trees and a patio space for entertaining. There are slabbed areas which could house a garden shed and to the rear of the garden a gate leading out to the wooded dingle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	84
(69-80)	C		
(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	



LOUNGE 14'2" x 12'7"

Entered through double wood doors, having a wood frame double glazed 'bay style' unit to front aspect, feature fireplace with wood mantel, stone surround and tiled hearth, a gas central heating radiator, TV and phone points and ceiling lighting.

FIRST FLOOR ACCOMMODATION

Returning back to the entrance hallway, taking steps up the staircase with accompanying balustrade to further accommodation you enter;

LANDING

Having a wood frame double glazed unit to side aspect, loft hatch providing loft access, ceiling lighting and multiple doors leading to further accommodation;

BEDROOM ONE 12'4" x 11'3"

Entered via a door from the landing, having a gas central heating radiator, built-in shelf storage, a wood frame double glazed window to front aspect and ceiling lighting.

BEDROOM TWO 13'0" x 9'2"

Entered via a door from the landing, having a gas central heating radiator, built-in full height storage cupboard, a wood frame double glazed window to rear aspect and ceiling lighting.

BEDROOM THREE 9'1" x 8'9"

Entered via a door from the landing, having a gas central heating radiator, wood frame double glazed unit to front aspect and ceiling lighting.

BATHROOM 8'3" x 6'9"

Entered via a door from the landing, it is well-appointed with a three piece bathroom suite consisting of pedestal toilet, freestanding four legged roll top bath which is placed upon an elevated platform, and 'victorian style' high flush toilet. Having some wall tiling surround the walls, the room further has gas central heating radiator, wall-mounted extractor fan, ceiling lighting and a wood frame double glazed unit to side aspect.

OUTSIDE

Set back beyond a well-maintained and large landscaped front garden with lawn areas and borders with potting beds, there is both slabbed steps and a gentle pedestrian slope down towards the entrance of the property, to which a side access door leads to;



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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.

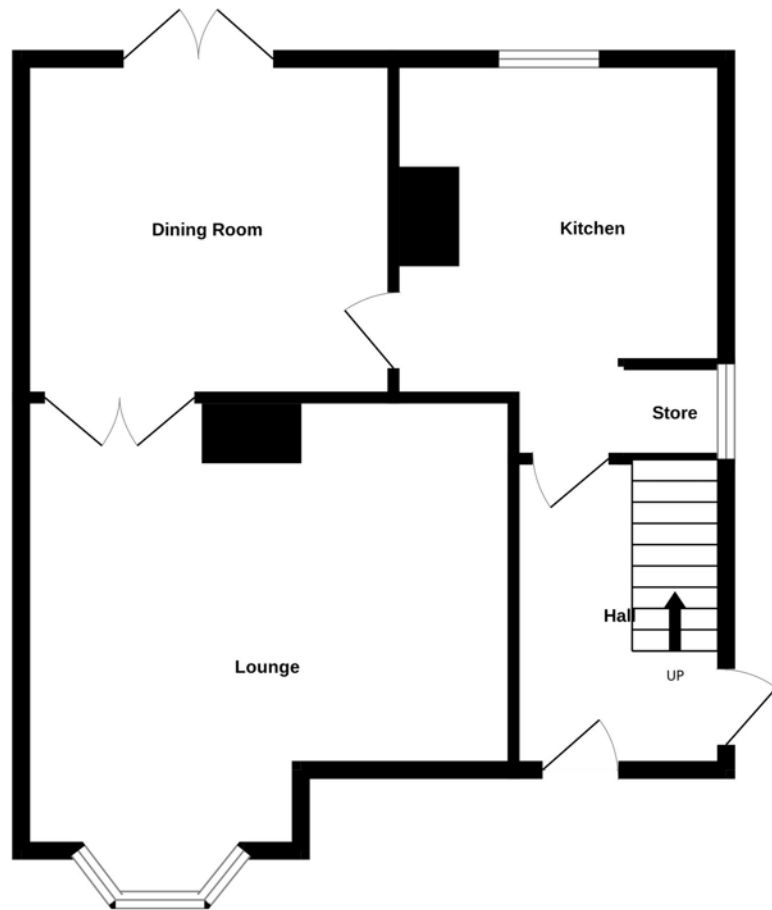
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

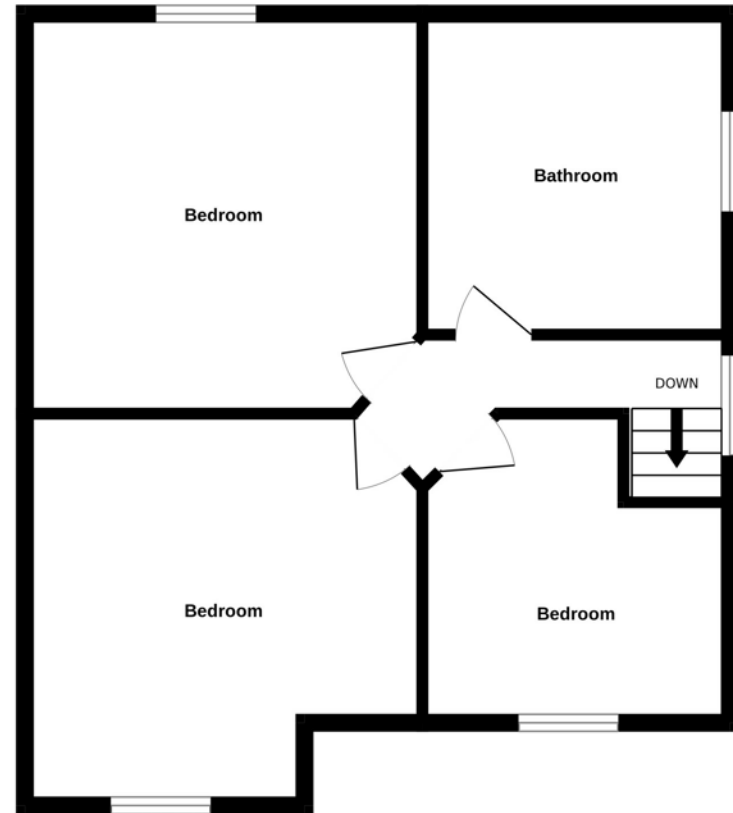
MISREPRESENTATION ACT 1967

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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).



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