



**SWINFORD ROAD, OLDSWINFORD,  
STOURBRIDGE DY8 2LQ**





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Enjoying a **LARGE CORNER SETTING** with Marlborough Drive, this **MOST APPEALING, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME** is ideally located for Mary Stevens Park, well considered schools, Stourbridge Junction train station and the commuter road networks. Now planned over **THREE FLOORS**, the gas centrally heated and double-glazed accommodation briefly comprises: Reception Hall, Rear Sitting Room with log burning stove, **ENLARGED DINING KITCHEN**, First Floor Landing, Three Bedrooms, Modern Bathroom, and, upon the Second Floor, with a Landing having Further Bedroom off. Wide frontage including a drive to a Garage, and with an **ADDITIONAL SIDE DRIVEWAY** to double gates leading on to a **CARAVAN / BOAT SPACE**. Broad Rear Gardens and well-tended. The selling agents recommend an early viewing appointment. Council Tax Band C.

In further detail;

## GROUND FLOOR

From the side elevation there are UPVC double opening double glazed square paned styled doors and an adjoining square paned UPVC double glazed panel, opening to the;

### INITIAL PORCH

With a practical tiled floor, courtesy wall light point and with a further UPVC obscure double glazed door with adjoining hinged panel, which opens to the;

### RECEPTION HALL 14' 2" x 6' 0"

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, ceiling light point and with doors leading off;

### VERSATILE UNDERSTAIR CUPBOARD

Provides for excellent coat hanging and general purpose storage space, and also has a ceiling light point.

### SITTING ROOM 18' 10" x 10' 8" (when measured at widest points)

With a large UPVC double glazed window and adjoining UPVC double glazed door opening and viewing to the rear and side gardens, whilst also ensuring good natural illumination within this neutrally decorated room. A feature natural pine fire surround includes a gently raised and projecting hearth, and beholds a cast iron log burning stove. In addition there is a central heating radiator, provisions for a television, coving to the ceiling and two ceiling light points.

### SUCCESSFULLY REPLANNED DINING KITCHEN 15' 0" x 10' 7"

With a broad UPVC double glazed window to the front and being furnished with a good range of oak cupboard fronted units. Base cupboards and drawers are surmounted by contrasting roll edged work surfaces and with an inset one and a half bowl sink and drainer having a mixer tap above.

### BEDROOM FOUR 11' 1" x 11' 9" (when measured at widest points)

Undoubtedly a versatile space which could be utilised as a fourth bedroom, or even perhaps as a hobbies room or home office. There is a broad UPVC double glazed window to the front, central heating radiator, cupboard door storage into the eaves, ceiling light point and with a **DEEP BUILT-IN CUPBOARD** which is excellent for general purpose storage and could create a wardrobe.

## OUTSIDE

Undoubtedly, the corner setting enjoyed is of notable appeal, but moreover, it is the versatility of the land to the side which presents many possibilities. To the property's front there is a lawned garden with an adjoining **WIDE DRIVE** for parking and an approach to the **GARAGE**. To the left, the other side of an established hydrangea, the drive widens again and extends to double opening timber gates to a **ENCLOSED DRIVE AREA** which would be ideal for storing a caravan or boat.

### REAR GARDEN

Effectively it two parts, with a patio area from the Sitting Room leading out to a formal lawn with established, tidy borders, and to the side, with an amenity garden area that includes, in part, the earlier mentioned space for a caravan or boat. Mature shrubs ensure privacy and there are several garden sheds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(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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The complementary splashback tiling forms a surround to the work surfaces. The cooker position has a fitted stainless steel splashback as well as a concealed cooker hood above located within a range of wall mounted cupboards. Suitable space and plumbing for a dishwasher, additional space and plumbing for an automatic washing machine, and further with suitable housing for a tall fridge/freezer. Additional range of wall cupboards with underlighting to the work surfaces below and, within the initial approach, there is a DINING AREA with ample space for the arrangement of dining table and chairs as may be preferred. Central heating radiator and with two ceiling light points.

### FIRST FLOOR

Stairs rise from the reception hall and turn to continue to the;

#### FIRST FLOOR LANDING

Which has further stairs rising to the second floor (later mentioned), ceiling light point and with doors radiating off;

#### BEDROOM ONE 13' 3" x 10' 10"

With a broad UPVC double glazed window to the rear, built-in sliding door arrangement and with a built-in double door wardrobe to an opposing wall. To one corner there is a double door vanity cupboard with inset hand wash basin above complemented by splashback tiling. Central heating radiator and ceiling light point.

#### BEDROOM TWO 10' 0" x 8' 2"

With a broad UPVC double glazed window to the front, central heating radiator and with a ceiling light point.

#### BEDROOM THREE 8' 8" x 8' 0" (when measured at widest points)

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

#### FAMILY BATHROOM 8' 9" x 5' 6"

With a UPVC obscure double glazed window to the side and appointed with a modern white suite to include a "P" shaped bath having Triton T80 shower over, complementary clear glazed shower screen and with full height splashback tiling forming a surround which continues at full height with a border tile detail to both the pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator and with a ceiling light point.

#### LINEN CUPBOARD

Conveniently approached off the landing and providing slatted shelving for linen storage space.

### SECOND FLOOR

It is from the first floor landing that stairs lead off and rise to the;

#### SECOND FLOOR LANDING

Which has a UPVC double glazed window to the front, ceiling light point, cupboard door providing access into the eaves for storage purposes and with a door to;

#### 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.

### 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**

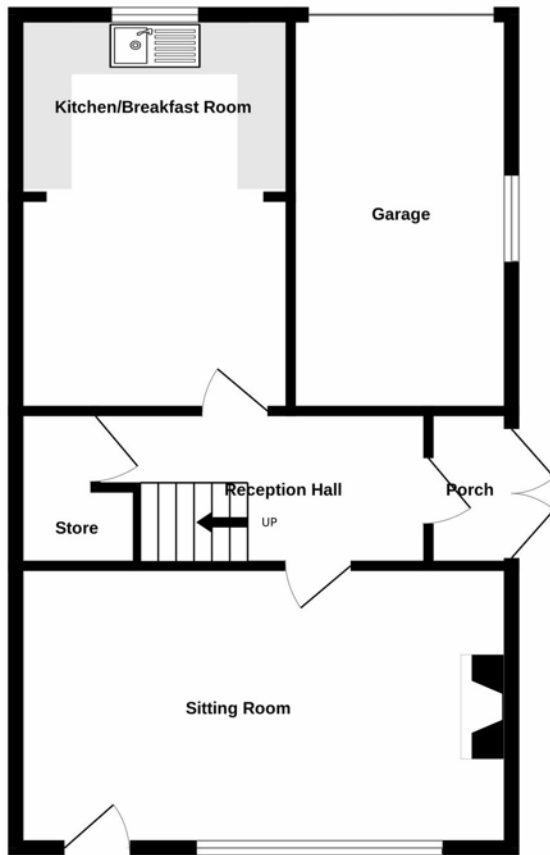
### CONSUMER PROTECTION REGULATIONS 2008

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.

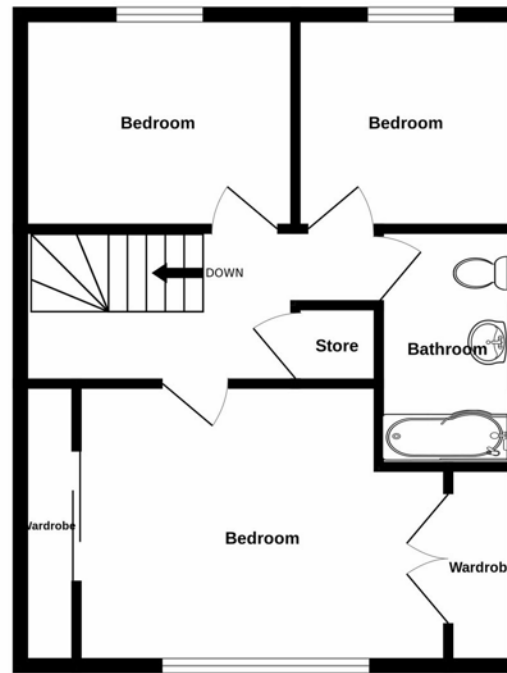
### PLANNING PERMISSION/ BUILDING REGULATIONS

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.

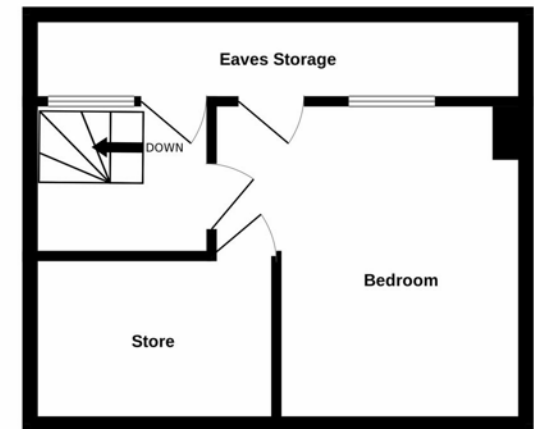
Ground Floor



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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