



**BRIDLE ROAD,
WOLLASTON, STOURBRIDGE DY8 4QE**

Taylor's

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Situated within a **MOST DESIRABLE** and **HIGHLY RESPECTED WOLLASTON ADDRESS**, conveniently located for **GOOD LOCAL SCHOOLING** and both **WOLLASTON** and **STOURBRIDGE HIGH STREETS**, stands this **SPACIOUS THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME** which **OOZES TRADITIONAL PERIOD CHARM**. Occupied by the family for **WELL OVER 70+ YEARS**, and being the **FIRST TIME** that this home has become **AVAILABLE TO PURCHASE**, this is a **SIMPLY RARE OPPORTUNITY** and is **NOT TOO BE MISSED**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **DELIGHTFUL PERIOD HOME** comprises in brief; Entrance porch, entrance hallway, two reception rooms, kitchen, three good bedrooms and modern wet room. Occupying the front aspect is a **DRIVEWAY**, providing **AMPLE OFF-ROAD PARKING** leading to a **SINGLE GARAGE**, with to the rear a **MOST GENEROUS SWEEPING GARDEN SPACE**. In order to arrange a viewing, do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Council Tax Band D.



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

ENTRANCE PORCH

Having obscure double front door leading in to;

ENTRANCE HALLWAY 13'9" (max) x 5'4" (max)

Having obscure entrance front door, a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed) understairs storage, ceiling lighting and doors to all ground floor accommodation.

FRONT DINING ROOM 12'1" (plus bay) x 10'4" (max)

Entered through a door from the entrance hallway, having walk-in UPVC double glazed window unit to front aspect, feature electric fireplace with stone surround, hearth and mantle, a gas central heating radiator and ceiling lighting.

REAR LOUNGE 13'0" (max) x 9'10" (max)

Entered through a door from the entrance hallway, having feature gas fireplace with stone surround, hearth and mantle, a gas central heating radiator, ceiling lighting and door to conservatory/lean-to.

CONSERVATORY/LEAN-TO

Entered through a door from the rear lounge, having multiple UPVC double glazed window units to garden aspect, UPVC double glazed french door to garden aspect.

OUTSIDE

The property is delightfully situated within a highly sought-after and well-respected Wollaston address. On approach, the property greets you with a paved driveway with adjoining shrubbery, leading to the front elevation and;

GARAGE/STORE 16'2" (max) x 5'9" (max)

Having double manual doors to front, wall lighting, door into kitchen and wood door to garden aspect.

REAR GARDEN

A most generous, sweeping garden area which extends far back beyond the property offering a superb area for families and any keen gardener. Having a mixture of mature trees, shrubs and plants, it is a well-adorned area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



KITCHEN 9'6" (max) x 9'2" (max)

Entered through a door from the entrance hallway. At floor level, a good range of base units having both cupboard and drawer storage, space and plumbing for washing machine, fridge/freezer and cooker with hob combination. Surmounted on top, roll-edged worktops having inset sink with drainer and mixer tap. At eye level, a gas central heating radiator, good range of wall-mounted cupboard units, extractor fan, splashback tiling, UPVC double glazed window unit to garden aspect, ceiling lighting and door to side access and garage/store (later detailed).

FIRST FLOOR ACCOMMODATION

LANDING 7'7" (max) x 5'9" (max)

Access via stairs with balustrade from the entrance hallway, having obscure glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12'1" (max) x 10'4" (max)

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

BEDROOM TWO 12'10" (max) 9'10" (max)

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

BEDROOM THREE 9'6" (max) x 9'1" (max)

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

SHOWER ROOM/WET ROOM 7'3" (max) x 5'4" (max)

Entered through a door from the landing, well-appointed with a wet room arrangement consisting of shower with wet room flooring and shower curtain, pedestal wash-hand basin with mixer tap, pedestal toilet, a gas centrally heated radiator, wall tiling, extractor fan, obscure UPVC double glazed window unit to front aspect and ceiling lighting.



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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

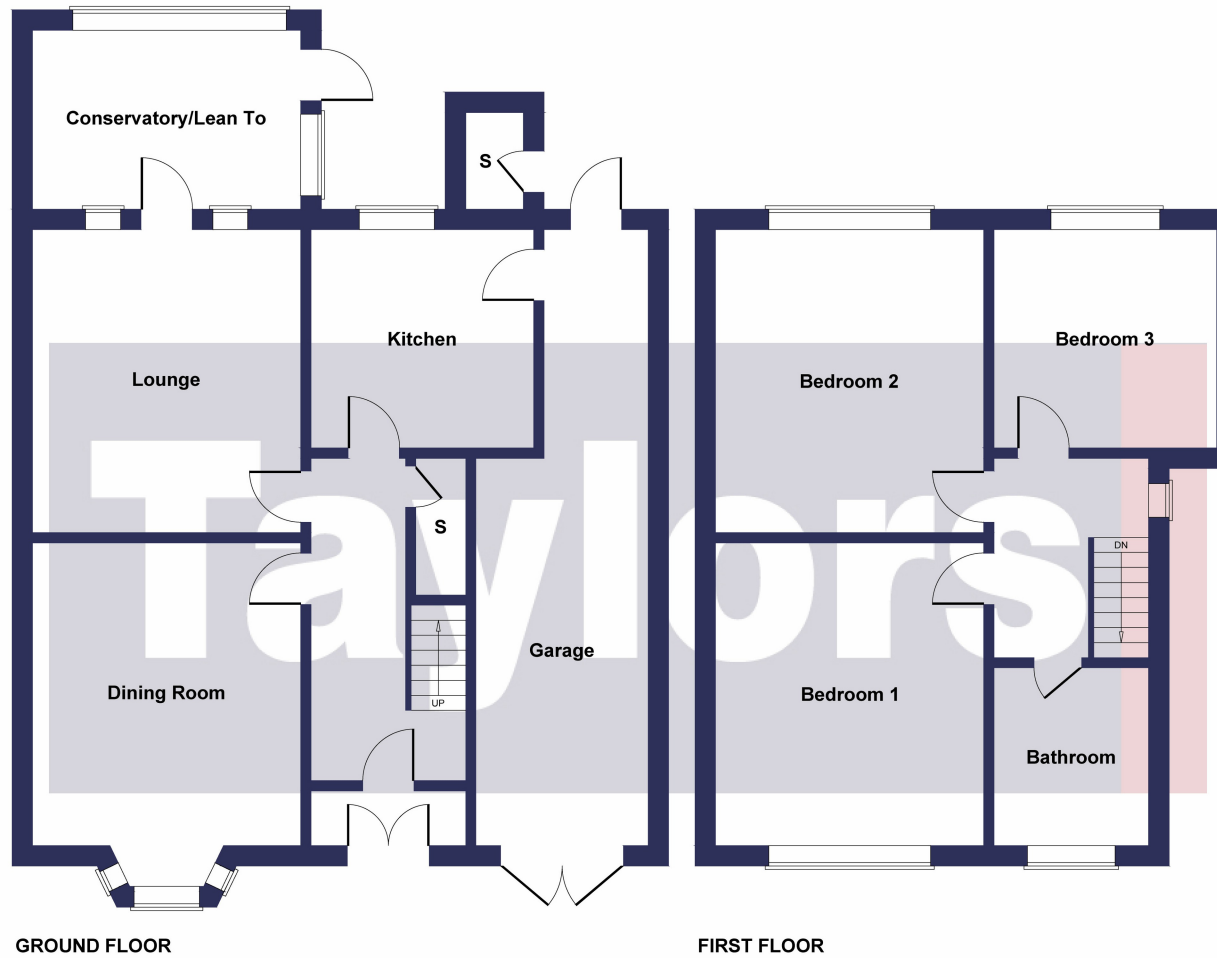
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely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

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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