



**DRAKELOW LANE,
WOLVERLEY, NR. KIDDERMINSTER DY11 5RU**





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We are delighted to offer this **CHARMING PERIOD HOME** for sale on the outskirts of Wolverley and Kinver. The subject of thoughtful styling, this **REALLY LOVELY, TWO BEDROOM, TERRACE COTTAGE** favours countryside views to the front and a landscaped garden to the rear. With the additional benefit of a **GARAGE**, the double glazed and centrally heated accommodation comprises; hall, sitting room with multi-fuel stove, well fitted kitchen, landing, two fitted bedrooms, stylish wet room/shower room and with an additional cloakroom/WC. Enclosed front patio with views, and to the rear with a garden of many landscaped tiers and with a summerhouse/cabin to the rear boundary.

The front patio includes an **IMPRESSED CONCRETE SPACE** for pots and tubs as may be preferred, and also for external dining (when the weather allows) to favour a distance view across Drakelow Lane to farmland fields and countryside. This patio also provides an approach to the composite “stable styled” front entrance door which opens to;

HALL
With UPVC double glazed window to the side, attractive tiled floor and with a further door to;

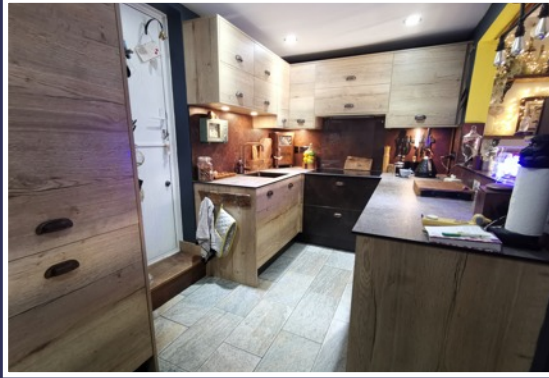
SITTING ROOM 16' 9" x 13' 0" (when measured at widest points)
With large UPVC double glazed double opening doors to the front patio, and with a cast iron log burning/multi fuel stove to a chimney recess. In addition there are stairs which lead off and rise to the first floor accommodation (later mentioned), understair cupboard, wood effect tile floor, modern radiator, provisions for a television, wall and ceiling lighting and with an ornate door to the;

MODERN KITCHEN 12' 4" x 6' 9"
With an excellent range of wood style cupboards to include a variety of base cupboards with copper/slate styled work surfaces and with a copper styled sink and matching mixer tap.

OUTSIDE

Set back behind an enclosed front patio with low level gate approach, and, also, having a **GARAGE** located within a nearby block.

LANDSCAPED TIERED REAR GARDEN
An arrangement which has been the subject of thoughtful consideration, with patio areas and borders with an array of specimen plants and shrubs. Towards the rear boundary there is a summerhouse/cabin with a variety of potential usage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The built-in cooker arrangement includes an induction hob with hidden extractor into the wall cupboards above, and to an opposing wall there is a further “bank” of cupboards, including fridge and freezer, corner unit with pull out drawer shelving, and with the built-in electric double fan assisted oven and microwave. Tiled floor, range of ceiling lights and with a rear stable styled door.

FIRST FLOOR

Stairs rise to;

LANDING

With loft access point, ceiling light point and doors which lead off;

BEDROOM ONE 12' 9" x 8' 2"

With UPVC double glazed window to the rear, fitted wardrobes, modern central heating radiator, oak styled laminate flooring, two ceiling light points and with UPVC double glazed double opening doors to the rear garden (later mentioned).

BEDROOM TWO 10' 10" x 8' 9"

With a UPVC double glazed window to the front enjoying a lovely countryside view, fitted wardrobes and cupboards, modern, central heating radiator and ceiling light point.

SHOWER ROOM/WET ROOM

With complementary wall tiling, defined shower area with copper fixed and hand held shower fittings, “bowl” hand wash basin above a vanity unit and with a low level WC having enclosed cistern. Ladder styled radiator, tiled floor and with recessed ceiling lighting.

ADDITIONAL CLOAKROOM/WC

Appointed with a low level WC, laminate flooring and with recessed 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 affect 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

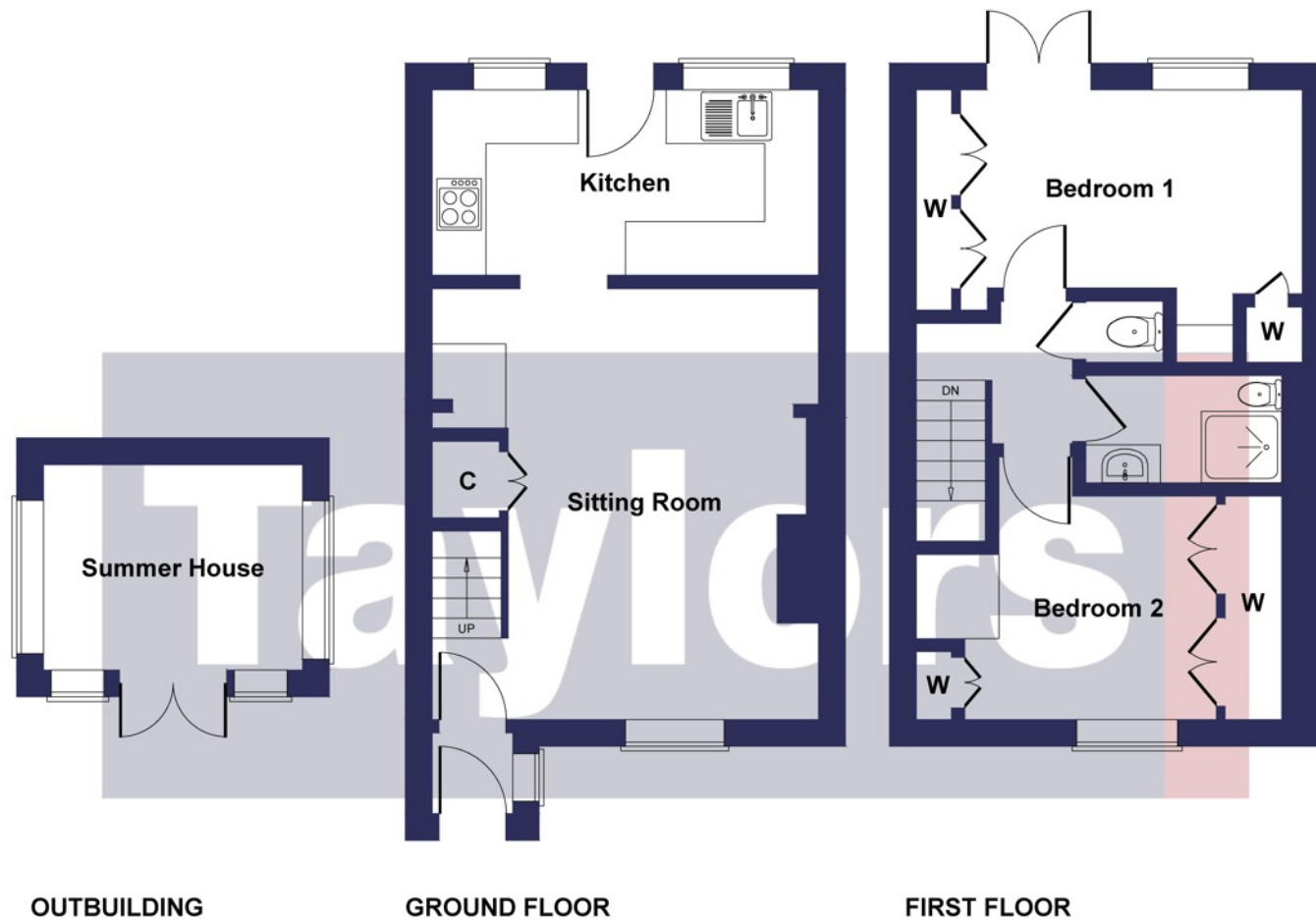
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MISREPRESENTATION ACT 1967

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OUTBUILDING

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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