



**GROVE ROAD, WOLLESCOTE,
STOURBRIDGE DY9 9AE**





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Found in this established address, and with great potential, this WELL PLANNED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME is available for sale with NO UPWARD CHAIN. The enlarged accommodation, planned over two floors, has both gas central heating and double glazing to comprise: Porch, Reception Hall, Sitting Room, Separate Dining Room, Kitchen, Guests Cloakroom, Side Hall/Utility, Landing, Three Bedrooms and Bathroom. Fore Garden, Drive to GARAGE and with a Large Rear Garden. Council Tax Band B.

In further detail;

GROUND FLOOR

A UPVC double glazed door opens to;

PORCH

With UPVC double glazed windows, tiled floor, wall light point and with a composite door having inset ornate double glazing continuing to the;

RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned) and with a UPVC double glazed window to the side. Central heating radiator, versatile understair cloaks cupboard (which also houses the Vaillant self-condensing combination boiler system), ceiling light point and with doors leading off;

FRONT SITTING ROOM 13' 0" x 11' 0" (when measured at widest points) With a large UPVC square leaded double glazed window to the front and with a feature fireplace having a gently raised and projecting hearth together with a part recessed "coal effect" electric heater. Central heating radiator, provisions for a television, wall light point, coving to the ceiling and ceiling light point.

REAR RECEPTION ROOM/DINING ROOM 13' 0" x 9' 9"

An arrangement which has alternate use as a further sitting room if so preferred, and has double glazed sliding patio doors viewing to the rear garden. In addition there is a laminate flooring, central heating radiator, wall light point and ceiling light point.

ENLARGED KITCHEN 12' 8" (including initial recess approach) x 9' 0"

With a UPVC double glazed window to the rear and being furnished with a range of white cupboard fronted units, with the base cupboards and drawers being surmounted by roll edged work surfaces and having an inset one and a half bowl stainless steel sink and drainer with mixer tap over.

OUTSIDE

As earlier mentioned this WELL PLANNED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME is found within an established Wollescote address. Set back behind a raised pebble foregarden with specimen plants and shrubs, an adjoining WIDE DRIVE provides for vehicular parking space, an approach to the property's principal porch entrance and further extends alongside the property to the;

GARAGE 16' 3" x 9' 2"

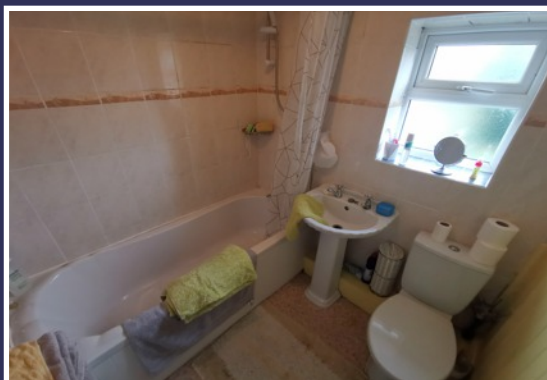
With double opening timber doors, concrete floor, glazed side window, fluorescent ceiling strip light and with a side pedestrian door.

ENCLOSED REAR GARDEN

Initially comprises a slabbed patio terrace and extends to a principally level shaped lawn. To borders there are established shrubs, and to the left a concrete path extends to a further slabbed patio area, timber garden shed, and, to the rear boundary, has a brick built shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	



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Complementary splashback tiling forms a surround and continues to the cooker position. Other appliance space, wall mounted cupboards, tiled floor, central heating radiator and with a fluorescent ceiling strip light. From the initial approach a sliding door opens to a;

GUESTS CLOAKROOM

With UPVC obscure double glazed window to the side and appointed with a white suite to include a low level WC and wall mounted wash hand basin. Part height wall tiling and ceiling light point.

Also from the kitchen, a Georgian styled door with inset half moon obscure glazing opens to a;

SIDE HALL/UTILITY

With a UPVC door returning to the front of the property, suitable space and plumbing for an automatic washing machine, wall light point and with a door and adjoining glazed window to the rear garden (later mentioned).

Also from the reception hall, a door opens to a;

PANTRY

With a UPVC obscure double glazed window to the side, ceiling light point and with excellent general purpose storage space.

FIRST FLOOR

Stairs rise from the reception hall to;

LANDING

With a UPVC square leaded double glazed window to the side, loft access point, ceiling light point and with doors leading off;

BEDROOM ONE 13' 0" x 10' 1"

With a double glazed window to the rear, central heating radiator, built-in double wardrobe and ceiling light point.

BEDROOM TWO 11' 0" x 9' 1" (minimum, not including door recess)

With a UPVC square leaded double glazed window to the front, central heating radiator, ceiling light point and with a fitted natural pine double wardrobe.

BEDROOM THREE 10' 1" x 8' 0" (when measured at widest points)

With a UPVC square leaded double glazed window to the front, loft access point and ceiling light point.

BATHROOM 6' 0" x 5' 10"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a bath with Triton shower over, and with full height splashback tiling forming a surround which continues to both the pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

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.

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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**

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MISREPRESENTATION ACT 1967

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