



**BROOK HOLLOWAY, WOLLESCOTE,  
STOURBRIDGE DY9 8XL**





# BROOK HOLLOWAY, WOLLESCOTE, STOURBRIDGE DY9 8XL

**STUNNING SEMI WITH PERIOD FEATURES AND TREMENDOUS GARDEN!** Situated on a **WELL-KNOWN** and **POPULAR WOLLESCOTE ADDRESS**, walking distance to **STEVENS PARK** and close by to **GOOD SCHOOLS, SHOPS AND SERVICES** (including **Wychbury Medical Centre**), lies this **THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, lounge, dining room, extended kitchen, downstairs shower room with w/c, three bedrooms and family bathroom. To the front is **GENEROUS OFF-ROAD PARKING** provided by a tarmac driveway, while to the rear are **SWEEPING LAWN AREAS** with mature trees, shrubs and flowers, further with a **WELL-LANDSCAPED PATIO AREA**. To view and **FULLY APPRECIATE THIS FAMILY HOME**, please contact Taylors Estate Agents **STOURBRIDGE** office. Council Tax Band **C**.



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

### GROUND FLOOR

#### ENTRANCE HALLWAY 16'7" x 6'9"

Entered through a UPVC obscure double glazed front door with adjoining UPVC obscure double glazed side panels, having a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), understairs cupboard storage, ceiling lighting and doors leading to ground floor accommodation.

#### LOUNGE 12'7" x 12'4" (plus bay).

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

#### DINING ROOM 12'4" (plus bay) x 11'4" (max).

Entered through a door from the entrance hallway, having an open fire stone surround and hearth, feature 'walk-in' UPVC double glazed window unit to garden aspect, a gas central heating radiator and ceiling lighting.

#### EXTENDED KITCHEN 18'8" x 6'9"

Entered through a door from the entrance hallway, beautifully furnished with a an array of fitted units with integrated appliances in a grey colour scheme. At floor level are a good-range of base units having cupboard, drawer and deep-pan drawer storage, further housing plumbing and integrated spaces for washing machine, dishwasher, fridge, freezer and tumble dryer.



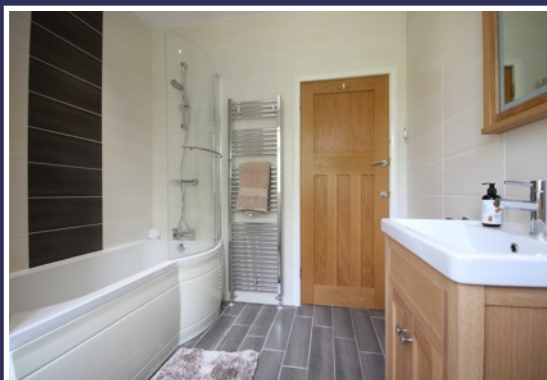
### OUTSIDE

Situated on one of the most well-known and popular address in Wollescote, the property is approached via a long tarmac driveway which provides ample off-road parking facility for multiple vehicles. To the side of the property is a generous-sized side access which leads to;

### GARDEN

Located to the rear of the property, it is a tremendous and sweeping rear garden space which is very mature in style with a variety of well-established trees, shrubs, bushes, plants and lawn area. There is further a well-landscaped and attractive patio area located near the rear elevation of the property which is ideal for entertaining and relaxing. A true gardeners paradise!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Agents contact details:

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

f.01384 441206

e. [stourbridge@taylors-estateagents.co.uk](mailto:stourbridge@taylors-estateagents.co.uk)

Surmounted on top are dark grey 'quartz' roll-edged worktops with adjoining upstand providing splashback facility, and further houses inset sink with drainer and mixer tap. Within base units is a large space for a range free-standing cooker. At eye level, superb range of tall larder style and wall-mounted cupboard storage, extractor fan above range cooker, a tall, full-height gas central heating radiator, door to downstairs shower room and w/c, UPVC obscure double glazed door to side aspect, UPVC double glazed window unit to garden aspect and ceiling lighting.

### DOWNSTAIRS SHOWER ROOM AND W/C 12'5" x 3'0"

Entered through a door from the kitchen, well-appointed with a pedestal toilet, vanity wall-mounted wash hand basin with mixer tap, a gas central heating towel rail, full height wall tiling, fitted electric shower with shower tray and glass screen door, UPVC obscure double glazed window to side aspect, extractor fan and ceiling lighting.

### FIRST FLOOR ACCOMMODATION

#### LANDING 7'9" x 6'5"

Stairs with balustrade from the entrance hallway, having UPVC obscure double glazed window unit to side aspect, ceiling lighting and doors leading to first floor accommodation.

#### BEDROOM ONE 12'7" x 11'5"

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

#### BEDROOM TWO 12'4" 10'3"

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

#### BEDROOM THREE 9'3" x 7'10"

Entered through a door from landing, having fitted wardrobes, a gas central heating radiator, loft hatch to loft space, UPVC double glazed window unit to front aspect and ceiling lighting.

#### FAMILY BATHROOM 8'8" x 7'8"

Entered through a door from the landing, well-appointed with a three-piece bathroom suite consisting of pedestal toilet, vanity wash hand basin unit with mixer tap, fitted bath with bath panel, chrome mixer tap and overhead chrome shower fittings, a gas central heating radiator, full-height wall tiling, extractor fan, airing cupboard storage which houses boiler, UPVC obscure double glazed window unit to garden aspect and ceiling lighting.

### 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.

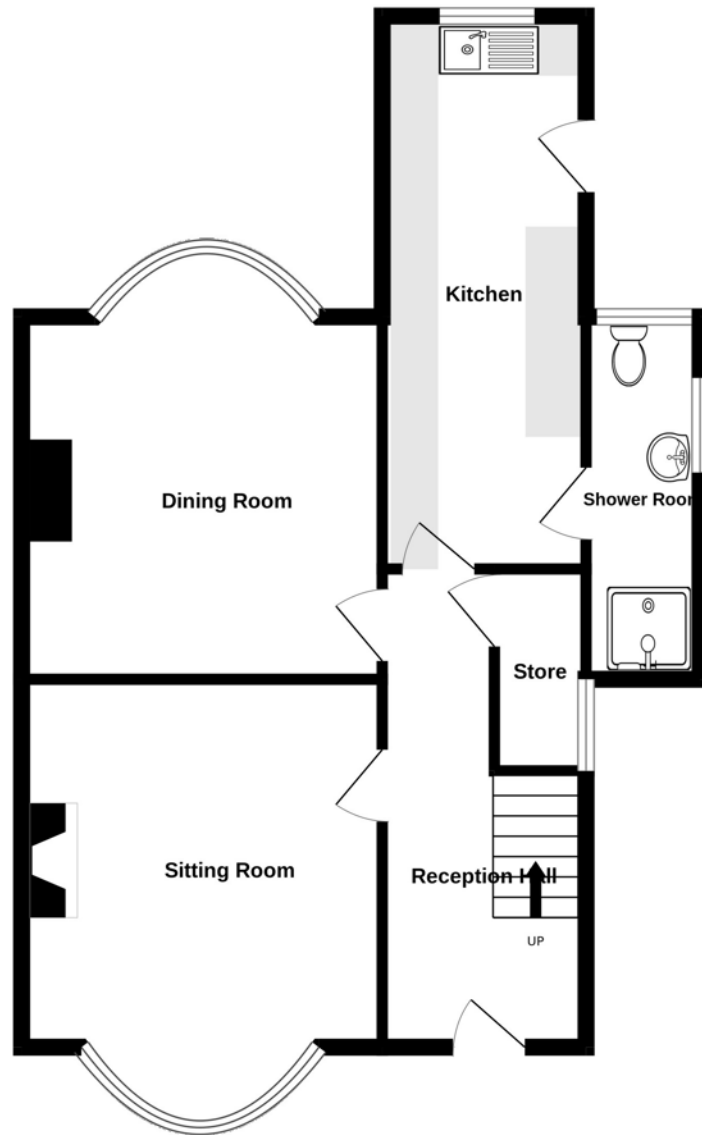
### PLANNING PERMISSION/ BUILDING REGULATIONS

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.

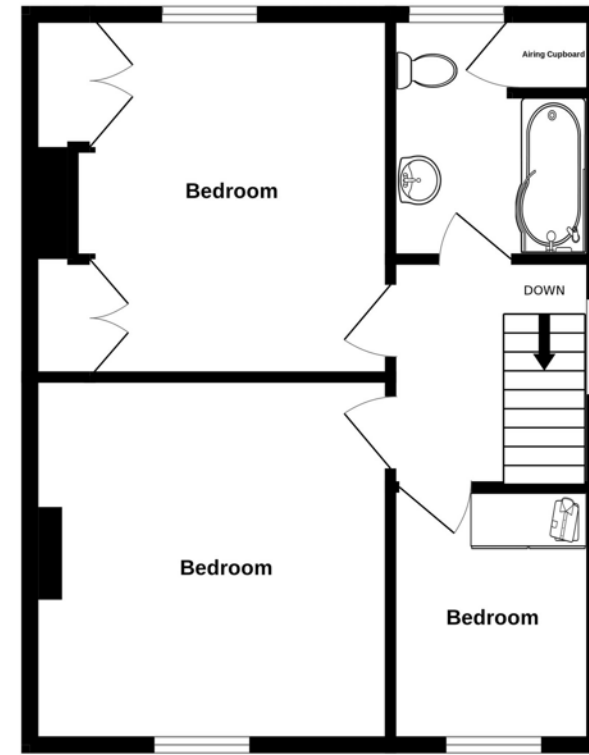
#### MISREPRESENTATION ACT 1967

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



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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)