



**PARTRIDGE ROAD,
WOLLASTON, STOURBRIDGE DY8 3LP**



Taylor's

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Occupying an **ENVIUOUS** and **GENEROUS END OF TERRACE POSITION** in a **MOST DESIRABLE, POPULAR** and **WELL-ESTABLISHED WOLLASTON ADDRESS**, not far from **GREAT LOCAL SCHOOLING, PARKS** and **COUNTRYSIDE WALKS**, stands this **WELL-PRESENTED** and **APPOINTED THREE BEDROOM FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, the property comprises in brief; Entrance hallway, kitchen, lounge diner, downstairs w/c, three good bedrooms and shower room. Adorning the front, side and rear of the property are **SWEEPING LAWN AREAS**. To arrange an appointment to view, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band **B**. EPC **C**.



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

ENTRANCE HALLWAY 9'7" (max) x 6'6" (max)

Having obscure UPVC double glazed front door, a gas central heating radiator, stairs to first floor accommodation, ceiling lighting and doors to ground floor accommodation.



KITCHEN 11'9" (max) x 8'2" (max)

Entered through a door from the entrance hallway. At floor level, good range of base units having both cupboard and drawer storage, plumbing for washing machine, space for cooker/grill combination. Mounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, a good range of wall-mounted cupboard units, space for larder-style fridge/freezer combination, splashback tiling, UPVC double glazed window unit to front aspect and ceiling lighting.

LOUNGE DINING ROOM 20'8" (max) x 15'1" (max)

Entered through a door from the entrance hallway and further access via an opening from the kitchen, having two gas centrally heated radiators, UPVC double glazed patio door to garden aspect with adjoining UPVC double glazed window units to garden aspect, ceiling lighting and cupboard storage.



OUTSIDE

The property is desirably situated upon a corner plot in a well known and popular Wollaston address, convenient for good local schools, shops, services and countryside walks. On approach, the property boasts a generous frontage having a path leading to the front aspect and lawn areas surrounding the front and side. To the rear stands;

REAR GARDEN

A pretty and well-manicured space, having both lawn and patio area ideal for families and 'alfresco dining'.

SINGLE GARAGE

Found in a nearby garage block, providing a convenient storage space with up and over garage door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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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DOWNSTAIRS W/C

Entered through a door from the entrance hallway, having pedestal toilet, a gas central heating radiator, obscure UPVC double glazed window unit to front aspect and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 10'4" (max) x 6'7" (max)

Accessed via stairs from the entrance hallway, having obscure UPVC double glazed window unit to front aspect, cupboard storage, a gas central heating radiator and doors to all first floor accommodation.

BEDROOM ONE 15'1" (max) x 10'6" (max)

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

BEDROOM TWO 13'7" (max) x 8'0" (max)

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

BEDROOM THREE 10'0" (max) x 6'7" (max)

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

SHOWER ROOM 8'0" (max) x 6'7" (max)

Entered through a door from the landing, well-appointed with a three piece shower suite consisting of fitted shower with shower tray and glass shower screen door, vanity unit housing toilet and wash hand basin with mixer tap, a gas central heating radiator, obscure UPVC double glazed window unit to front aspect, cupboard storage, wall and ceiling lighting and wall tiling.

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

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.

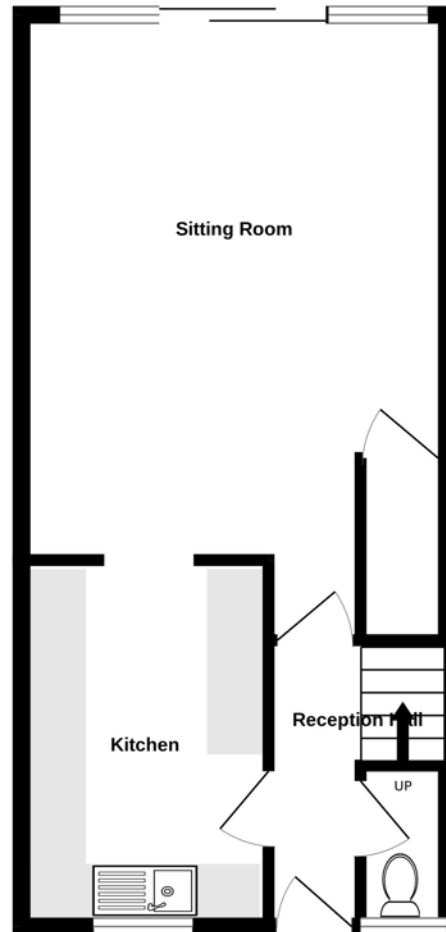
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

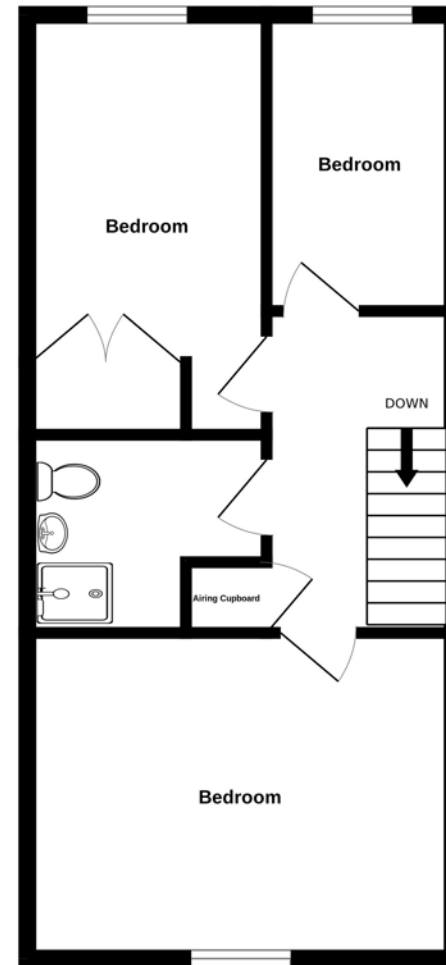
MISREPRESENTATION ACT 1967

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**

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