



**BIRCHGATE, WOLLESCOTE,
STOURBRIDGE DY9 8XN**

Taylor's

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Available with **NO UPWARD CHAIN** and favouring a **MOST QUIET** and **WELL REGARDED CUL-DE-SAC ADDRESS** in **WOLLESCOTE** convenient for delightful local parks (such as Stevens Park), great local schools and nearby shops and amenities, stands this **TRADITIONAL, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME**. Now ready for it's next custodians it has **GAS CENTRAL HEATING, DOUBLE GLAZING** and comprises in brief: entrance porch, entrance hallway, two reception rooms, kitchen, downstairs WC, three bedrooms and bathroom. The front aspect being attractive and pleasant on the eye has front lawn area, **DRIVEWAY** for off-road parking and adjoining single garage facility. To the rear a landscaped garden with both lawn and patio areas. To arrange a viewing please do not hesitate to contact Taylor's Estate Agent's **STOURBRIDGE Office**. Council Tax Band C. EPC D.



The property is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed patio door and tiled floor.

ENTRANCE HALLWAY 13' 4" max x 6' 4" max

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

DINING ROOM 13' 8" max x 11' 3" max

Entered through a door from the entrance hallway having a gas central heating radiator, a walk-in UPVC double glazed bay window, feature fireplace and ceiling lighting.

LOUNGE 12' 0" max x 11' 3" max

Entered through a door from the entrance hallway having a gas central heating radiator, feature gas fire, double glazed unit to the garden aspect and ceiling lighting.

KITCHEN 8' 9" max x 6' 4" max

Entered through a door from the entrance hall. At floor level a good range of base units have both drawer and cupboard storage, plumbing for washing machine, space for fridge, space for cooker and grill combination. Surmounted on top are roll edged work tops having inset sink with a drainer and hot and cold tap combination.

SINGLE GARAGE 17' 4" max x 10' 0" max

Having up-and-over garage door, strip ceiling lighting, wall mounted shelving and a rear door to the garden aspect.

REAR GARDEN

A partially landscaped and pleasant area to the rear of the property having both patio and lawn areas together with some rockery, established shrubs and trees, and offers a wealth of potential to its next custodians.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



At eye-level a good range of wall mounted cupboard units, double glazed window unit to garden aspect, door to WC, storage room and strip ceiling lighting.

DOWNSTAIRS WC

Door from kitchen having pedestal toilet and adjoining outhouse cupboard storage.

FIRST FLOOR

LANDING 8' 1" max x 6' 4" max

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

BEDROOM ONE 14' 4" (into bay) x 11' 3" max

Entered through a door from the landing having a gas central heating radiator, a walk-in UPVC double glazed bay and ceiling lighting.

BEDROOM TWO 12' 1 max x 11' 3" max

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

BEDROOM THREE 8' 2" max x 6' 5" max

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

BATHROOM 7' 6" max x 6' 4" max

Entered through a door from the landing appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and hot and cold tap combination, pedestal wash hand basin with hot and cold tap combination, pedestal toilet, obscure glazed window unit to garden aspect, a gas central heating radiator, wall tiling and airing cupboard storage.

OUTSIDE

The property favours a most quiet and well regarded cul-de-sac location in Wollescote convenient for local parks, great local schools and nearby shops and amenities. On arrival the property greets you with an attractive and pleasant front elevation together with a front lawn area, DRIVEWAY providing off-road parking which then leads up to;

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.

Agents contact details:

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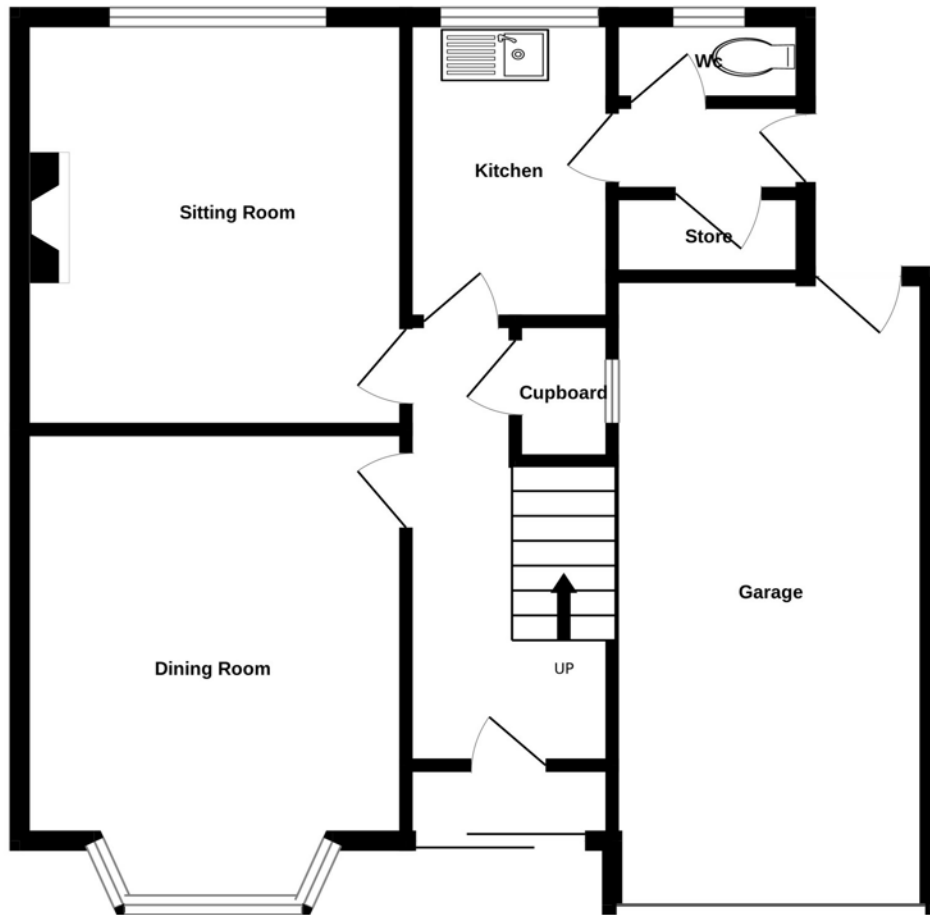
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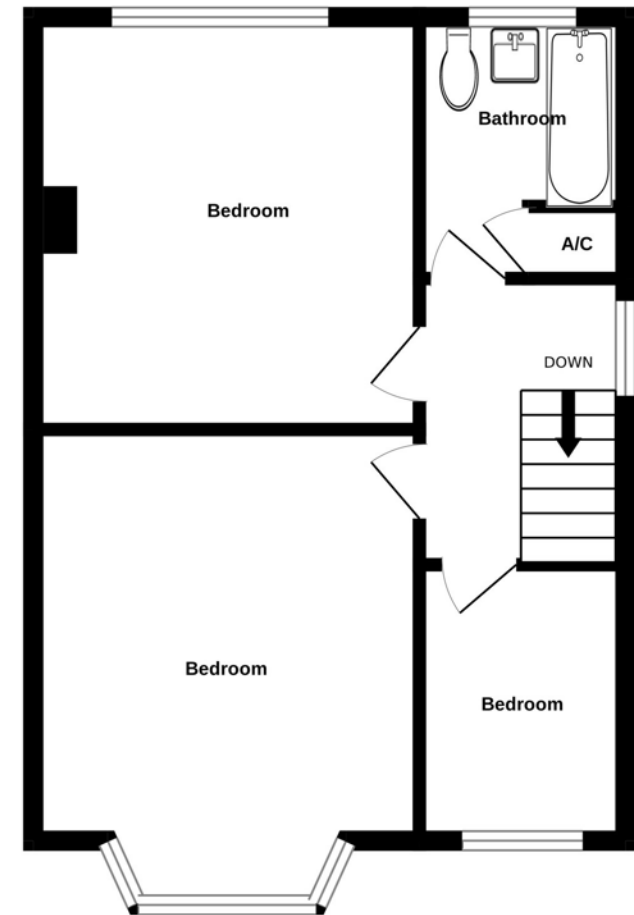
MISREPRESENTATION ACT 1967

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).



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