



**BEDCOTE PLACE,  
STOURBRIDGE DY8 1LD**



# Taylor's

## BEDCOTE PLACE, STOURBRIDGE DY8 1LD

**PLEASANTLY POSITIONED** within this most **POPULAR ADDRESS** in **STOURBRIDGE**, not far from **STOURBRIDGE TOWN CENTRE**, **GOOD LOCAL SCHOOLING** and **PUBLIC TRANSPORT LINKS**, stands this **EXQUISITE EXAMPLE** of a **MUCH-IMPROVED** and **WELL-PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hall, lounge, dining kitchen, downstairs w/c, three good bedrooms and family bathroom. To the front, **AMPLE OFF-ROAD PARKING** with to the rear a **DELIGHTFUL GARDEN** with both **LAWN** and **PATIO AREAS**. To **FULLY APPRECIATE** this **EMMACULATE HOME**, please call Taylor's Estate Agents **STOURBRIDGE** office to view. **Council Tax Band A**.



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

### ENTRANCE HALLWAY

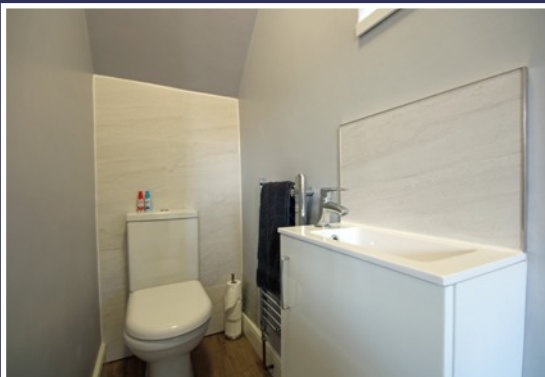
Having obscure composite front door, a gas central heating radiator, box with meters, stairs to first floor accommodation (later detailed) and ceiling lighting.

### LOUNGE 14'9" (max) x 12'7" (max)

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

### DINING KITCHEN 15'9" (max) x 9'2" (max)

Entered through a door from the lounge, beautifully furnished with a white kitchen arrangement. At floor level, a good range of base units having both cupboard and drawer storage, further housing plumbing and space for washing machine, integrated oven and grill combination. Surmounted on top are wood-effect worktops having inset electric induction hob and inset sink with drainer and mixer tap. At eye level, good range of wall-mounted cupboards, space for larder style fridge/freezer combination, extractor fan, splashback tiling, UPVC double glazed window unit to garden aspect, UPVC double glazed french door to garden aspect, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

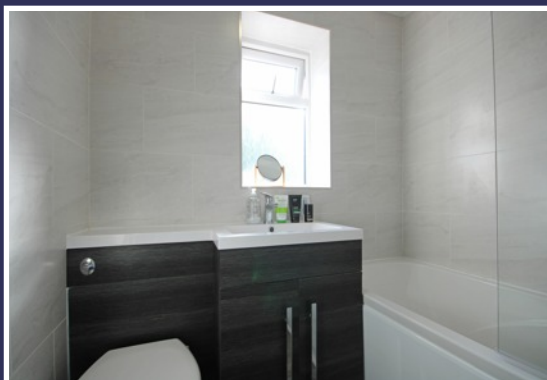


On approach, the property greets you with a full-width shale driveway providing ample parking for multiple vehicles, leading to the front elevation of the property and to the external side access. To the rear stands.

### GARDEN

Located to the rear of the property, it is a delightful space which has a great mix of both patio and lawn areas, making it the ideal space for both playing and entertaining in, including some 'alfresco dining'. A generous size overall and a great private space for all custodians to enjoy.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



#### DOWNSTAIRS W/C 5'5" (max) x 2'7" (max)

Entered through a door from the dining kitchen, having pedestal toilet, vanity wash hand basin with mixer tap, splashback tiling, a gas centrally heated towel rail, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

#### FIRST FLOOR ACCOMMODATION

##### LANDING 9'4" (max) x 6'0" (max)

Accessed via stairs from the entrance hallway, having UPVC double glazed window unit to side aspect, airing cupboard storage, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

##### BEDROOM ONE 13'7" (max) x 9'6" (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.

##### BEDROOM TWO 10'7" (max) x 9'7" (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 THREE 8'10" (max) x 7'3" (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.

##### BATHROOM 5'9" (max) x 5'6" (max)

Entered through a door from the landing, stunningly appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, glass shower screen and fitted bath panel, vanity unit housing toilet and wash hand basin with mixer tap, a gas centrally heated towel rail, obscure UPVC double glazed window unit to front aspect, wall tiling and ceiling lighting.

#### OUTSIDE

The property is well-situated in a most popular address of Stourbridge, not far from Stourbridge Town, good local public transport links such as Stourbridge Junction and the Bus Station, and also within the local vicinity of great local schooling.

#### 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.

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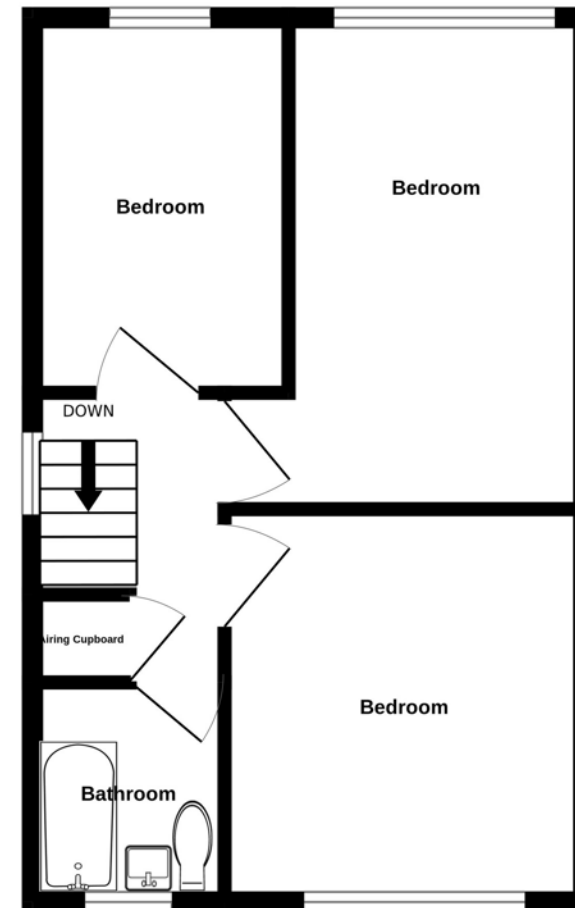
#### MISREPRESENTATION ACT 1967

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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