



**VICARAGE ROAD, WOLLASTON,  
STOURBRIDGE DY8 4QZ**





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Pleasantly situated, not far from the countryside fringe and St James Primary school, this **WELL PLANNED, THREE-BEDROOM, PERIOD MID-TERRACE HOME** will appeal to first-time buyers and young families. Offered for sale with **NO UPWARD CHAIN**, and with both gas central heating and double glazing, the accommodation within is seen to briefly comprise: **Sitting Room, Separate Dining Room, Shaker Style Kitchen, Rear Hall/Utility Recess, Bathroom, Landing, Three Bedrooms and Shower Room. Deceptive external styling and with Long Rear Garden. Tenure: Freehold. Construction: Brick/Tiled Pitched Roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D.**



In further detail;

### GROUND FLOOR

A Georgian styled front entrance door with inset half moon obscure glazing, opens to the;

**FRONT SITTING ROOM 12' 10" x 12' 0"** (when measured at widest points)

With a UPVC double glazed bow window to the front, and further with a period styled gas fire standing upon a raised hearth to a chimney breast. Central heating radiator, television connection point, decorative dado relief, coving to the ceiling, ceiling light point and with a door to;

### LOBBY

With a **DEEP UNDERSTAIR STORAGE CUPBOARD** providing for both coat hanging and general purpose storage space. Also, an open archway continues to the;

**REAR RECEPTION ROOM/DINING ROOM 12' 4" x 10' 2"** (when measured at widest points)

With a UPVC double glazed window to the rear and with stairs leading off rising to the first floor accommodation (later mentioned). Brick built fireplace with tiled hearth and natural wood display mantle, and furthermore; central heating radiator, coving to the ceiling, ceiling light point and with a part glazed door to;

### KITCHEN 9' 0" x 7' 5"

With a large UPVC double glazed window to the side and being furnished with a good range of shaker styled cupboard fronted units.

### OUTSIDE

Displaying a deceptive external style, this **DELIGHTFUL PERIOD TERRACED HOME** has a walled front with pebbled foregarden ideal for pots and tubs, and a path to one side which presents an approach to the property's principal front entrance and also to side gated access which continues to the;

### LENGTHY REAR GARDEN

With an initial patio area extending to a shaped lawn with established shrubs upon either side, and towards the rear boundary with a pebbled patio area and further lawn. This is indeed a lengthy aspect and one which achieves enclosure from timber fencing.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(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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Base cupboards and drawers are surmounted by roll edged work surfaces and have an inset one and a half bowl stainless steel sink and drainer with mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and also to the built-in cooker arrangement which comprises a ceramic hob, electric double oven with grill below and with an overall cooker hood located within a range of wall mounted cupboards. Built-in larder fridge, coving to the ceiling, ceiling light point and with a door to;

**REAR HALL**

With a UPVC part obscure double glazed door to the side, recess with suitable space and plumbing for an automatic washing machine, central heating radiator, wall mounted gas fired combination boiler system, coving to the ceiling, ceiling light point and with a door to;

**BATHROOM 7' 5" x 6' 10"**

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

**FIRST FLOOR**

Stairs rise to;

**LANDING**

With loft access point, ceiling light point and doors which radiate off;

**BEDROOM ONE 10' 3" x 10' 2" (when measured at widest points)**

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

**BEDROOM TWO 12' 0" x 8' 10"**

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

**BEDROOM THREE 7' 8" x 7' 1"**

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

**SHOWER ROOM 7' 5" x 4' 4" (when measured at widest points)**

Appointed with a white suite to include a shower enclosure with full height splashback tiling within, low level WC and pedestal wash hand basin. Shaver connection socket, fitted mirror with lighting over, extractor fan and with a 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.

**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.

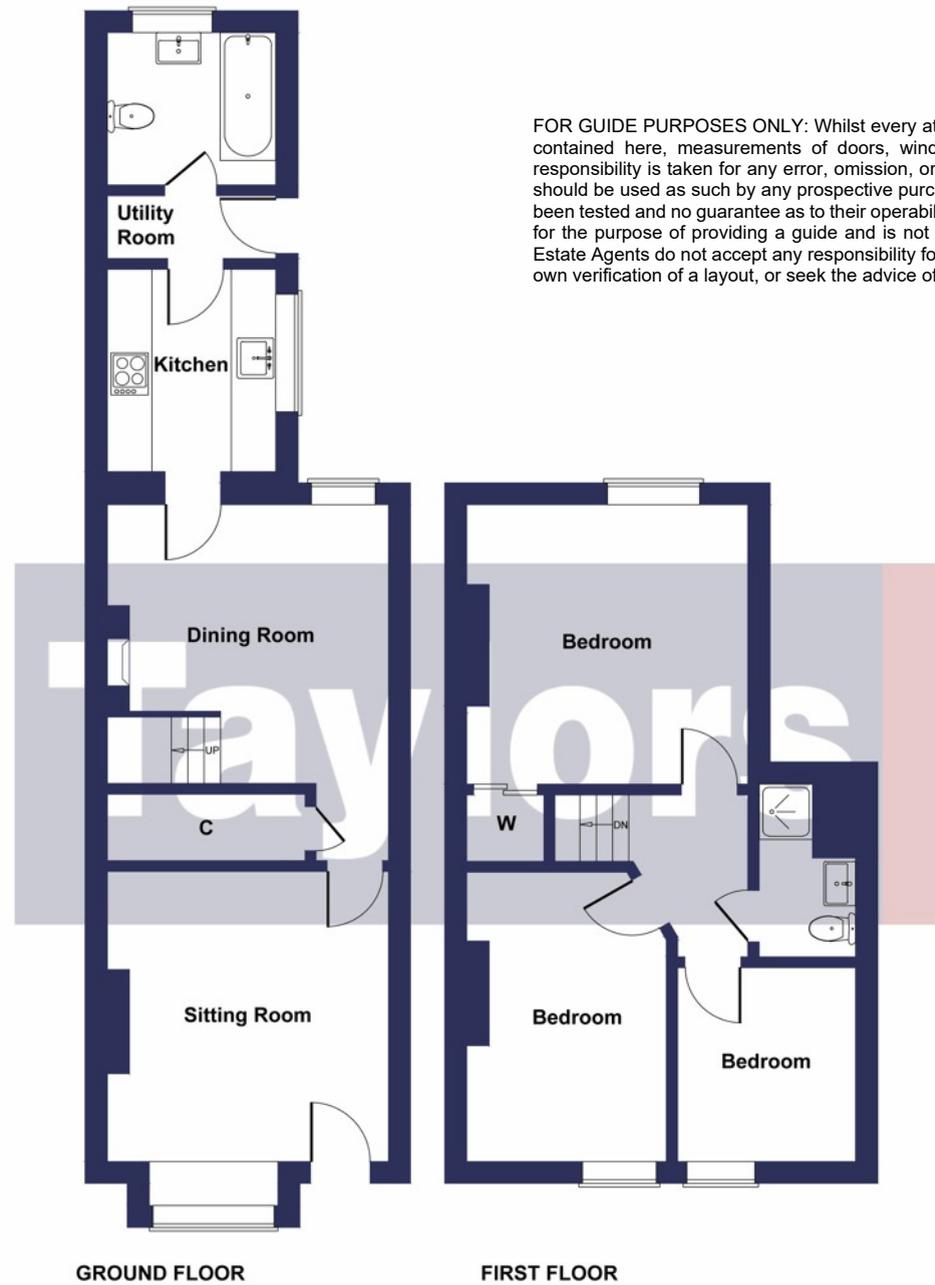
**PLANNING PERMISSION/ BUILDING REGULATIONS**

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.

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).



GROUND FLOOR

FIRST FLOOR



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

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