



**HOLCROFT ROAD,
STOURBRIDGE DY9 7LL**



Taylor's

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Occupying a **TRULY RARE** and **SUBSTANTIAL CORNER PLOT POSITION** within this **MOST POPULAR** and **DESIRABLE STOURBRIDGE ADDRESS**, convenient for **SUPERB LOCAL SCHOOLS**, **PUBLIC TRANSPORT LINKS** (such as Stourbridge Junction and Bus Routes) and **NEARBY TOWNS** and **VILLAGES** (such as Stourbridge and Oldswinford), stands this **EXTENDED** and **MUCH LOVED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **DELIGHTFUL RESIDENCE** comprises in brief; Entrance porch, lounge, dining room, kitchen with separate downstairs utility/W/C, conservatory, first floor landing, three bedrooms and a house bathroom. To the front, side and rear aspects is a **SWEEPING GARDEN SPACE** which is mature in style having both lawn and patio, with to the rear a **GENEROUS SIZED DETACHED GARAGE** and **DOUBLE DOORS** opening to a **REAR GARDEN DRIVEWAY**. This is a '**GEM**' of a home and is not to be missed. Therefore, to arrange a viewing please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B.. EPC C.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH

Having obscure UPVC double glazed front door, built-in cupboard storage, ceiling lighting and a door to the lounge.

LOUNGE 17' 2" (max) x 15' 2" (max)

Entered through a door from the entrance porchway having feature gas fire with tiled surround, hearth and wood mantle, feature UPVC double glazed bay window with window seat, stairs with balustrade to first floor accommodation (later detailed), a UPVC double glazed window to side aspect, ceiling lighting and a gas central heating radiator.

DINING ROOM 12' 5" x (max) 9' 2" (max)

Entered through a door from the lounge having a gas central heating radiator, two UPVC double glazed window units to the side aspect and ceiling lighting.

KITCHEN 10' 4" (max) x 8' 9" (max)

Entered through a door from the lounge. At floor level a great range of base units having both cupboard and drawer storage, plumbing for integrated dishwasher, an integrated fridge, integrated oven and a gas central heating radiator. Surmounted on top are roll edged work tops having inset four point gas hob combination and inset sink with a drainer and mixer tap. At eye-level there is good range of wall mounted cupboard units, splashback tiling, a UPVC double glazed window unit to conservatory aspect, extractor fan and ceiling lighting.



On approach the property boasts a deceptively large plot providing wraparound lawn areas to front, side and rear and secure gated parking to the rear through double gates.

GARAGE 25' 8" (max) x 12' 6" (max)

Located to the rear of the property it is a most tremendous size having pedestrian style garage door, strip ceiling lighting, consumer unit, wall shelving and a rear access door to the garden.

GARDENS

This deceptively large family home boasts sweeping and wraparound gardens to the front, side and rear aspect whilst still remaining private with a fenced boundary. Having being owned and loved for many years the delightful garden space has a well kept look together with being mature in style.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(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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CONSERVATORY 9' 3" (max) x 8' 2" (max)

Entered through a door from the kitchen and having multiple UPVC double glazed units to garden aspect, fitted base units, a space for fridge/freezer combination, a central heating radiator and fan ceiling lighting.

DOWNSTAIRS WC/UTILITY 5' 7" (max) x 4' 5" (max)

Entered through a door from the kitchen and further can be accessed through the rear entrance hallway having plumbing for washing machine, fitted work tops, pedestal toilet, sink with hot and cold tap combination, wall mounted boiler, wall mounted cupboard units, an obscure UPVC double glazed window unit to garden aspect, wall tiling and ceiling lighting.

FIRST FLOOR

LANDING 8' 9" (max) x 6' 9" (max)

Accessed via stairs with balustrade from the lounge area having a gas central heating radiator, a UPVC double glazed window unit to garden aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12' 8" (max) x 9' 4" (max)

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

BEDROOM TWO 11' 1" (max) x 8' 2" (max)

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

BEDROOM THREE 7' 2" (max) x 7' 1" (max)

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

FAMILY BATHROOM 7' 4" (max) x 5' 7" (max)

Entered through a door from the landing and well appointed with a three piece bathroom suite consisting of fitted corner bath with overhead shower and shower curtain, a pedestal toilet, a vanity wash hand basin with hot and cold tap combination, a gas central heating radiator, wall tiling and an obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

OUTSIDE

This substantial family home is located upon a truly rare and generous corner plot position in Stourbridge, further being highly convenient for great local schools, local public transport such as Stourbridge Junction and not far from beautiful local parks such as Stevens Park.

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.

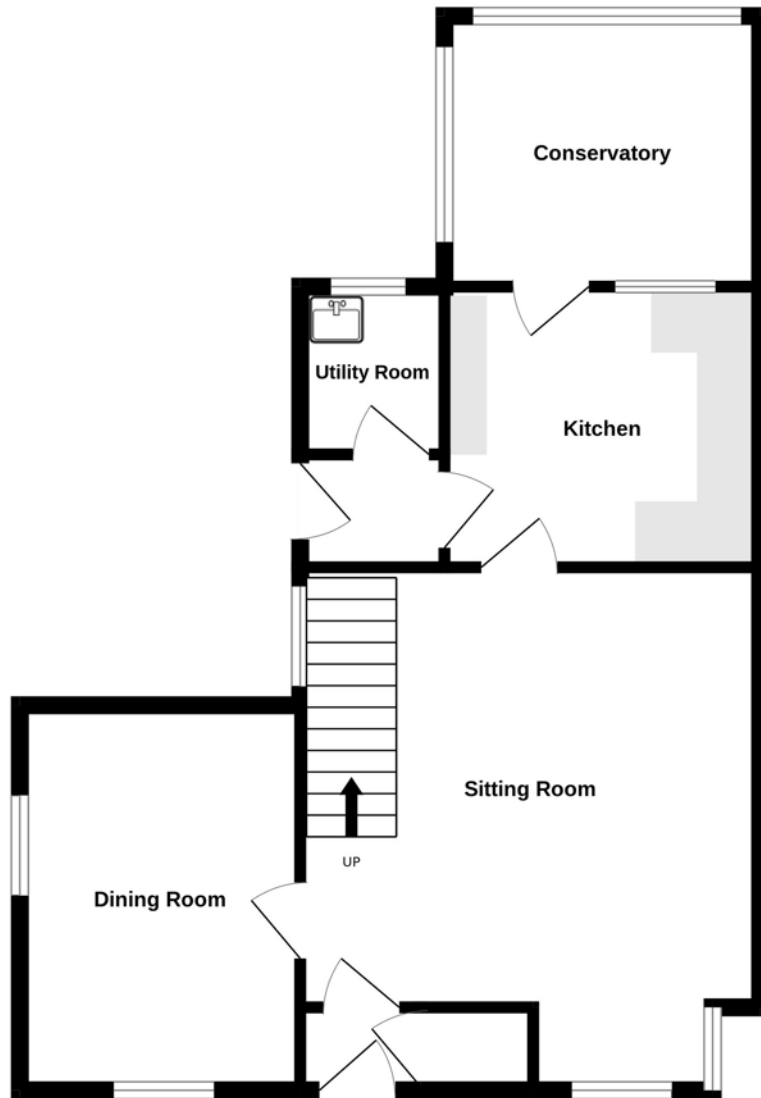
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

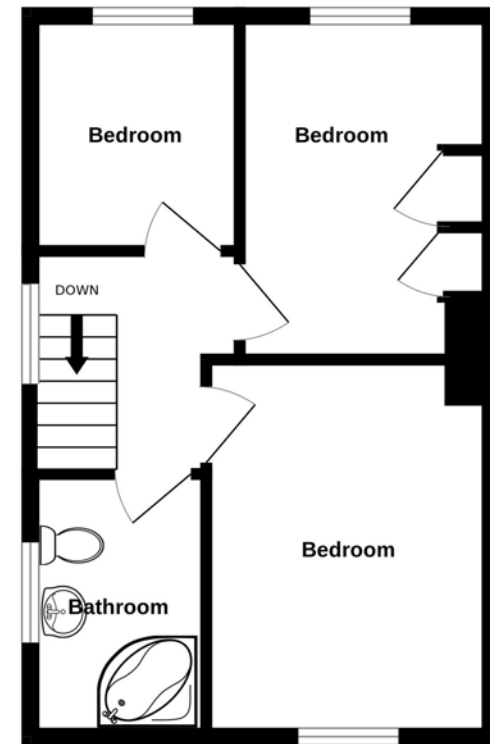
MISREPRESENTATION ACT 1967

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).



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