



**114 VICARAGE ROAD,
WOLLASTON, STOURBRIDGE DY8 4QY**

Taylor's

Taylor's

114 VICARAGE ROAD, WOLLASTON, STOURBRIDGE DY8 4QY

Price: £275,000

Occupying a GENTLY ELEVATED POSITION upon one of WOLLASTON'S MOST POPULAR and HIGHLY DESIRABLE ADDRESS'S, further convenient for SUPERB LOCAL SCHOOLS, SHOPS and SERVICES found within both WOLLASTON HIGH STREET and STOURBRIDGE TOWN, stands this THOUGHTFULLY EXTENDED, TRADITIONAL, BAY-FRONTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME. Having GAS CENTRAL HEATING, DOUBLE GLAZING, and further available with NO UPWARD CHAIN, this CHARMING RESIDENCE comprises in brief; Entrance porch, entrance hallway, bay-fronted dining room, extended rear lounge, extended kitchen, downstairs w/c, first floor landing, three bedrooms and modern shower room. To the front lies a LOW-MAINTENANCE FRONT GARDEN AREA together with AMPLE OFF-ROAD PARKING provided by a TARMAC DRIVE which further leads to a set-back REAR SINGLE GARAGE and MOST GENEROUS REAR GARDEN SPACE having SWEEPING LAWN AREA. To arrange a viewing at the earliest convenience, please do 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 C. EPC D.

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

GROUND FLOOR

ENTRANCE PORCH

Having UPVC double glazed front door with adjoining UPVC double glazed window units to front aspect and a door to the entrance hallway.

ENTRANCE HALLWAY 15' 7" (max) x 6' 7" (max)

Having an obscure glazed wooden front door, a gas central heating radiator, stairs with balustrade to first floor accommodation, understairs storage, downstairs WC, ceiling lighting and doors to all ground floor accommodation.

DINING ROOM 14' 6" (into bay) x 11' 8" (max)

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

EXTENDED LOUNGE 20' 5" (max) x 10' 4" (max)

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

EXTENDED KITCHEN 16' 9" (max) x 7' 8" (max)

Entered through a door from the entrance hallway. At floor level there is a good range of base units having both cupboard and drawer storage, space for fridge/freezer, plumbing for washing machine, integrated oven and grill combination. Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and hot and cold tap combination.

Convenient for good local schools, local parks and the ever popular Wollaston High Street. On arrival the property greets you with a large frontage providing off-road parking via a tarmac driveway, front garden area which is currently low maintenance and set back to the side elevation of the property you find;

GARAGE 15' 8" (max) x 9' 8" (max)

Having manual up-and-over garage front door, glazed units to garden aspect, ceiling strip lighting and wall mounted shelving.

REAR GARDEN

Located to the rear of the property it is a sweeping space which is predominantly lawned together with a small patio area and within you will find mature plants, shrubs and delightful trees making it an ideal space for both relaxing in, playing in and entertaining in. It is truly a tremendous garden to be enjoyed by all.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

At eye-level there is wall tiling, good range of wall mounted cupboard units, cupboard storage, a cupboard housing the boiler, UPVC double glazed window unit to garden aspect, an obscure glazed side entrance, door to garden aspect, extractor fan, ceiling lighting and a gas central heating radiator.

DOWNSTAIRS WC

Entered through a door from the entrance hallway having pedestal toilet, wall mounted wash hand basin with hot and cold tap combination, obscure UPVC double glazed window unit to side aspect, wall tiling and ceiling lighting.

FIRST FLOOR

LANDING 9' 1" (max) x 7' 9" (max)

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

BEDROOM ONE 11' 10" (max) x 10' 8" (max)

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

BEDROOM TWO 11' 9" (max) x 9' 4" (max)

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

BEDROOM THREE 8' 3" (max) x 8' 0" (max)

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

SHOWER ROOM 7' 9" (max) x 6' 5" (max)

Entered through a door from the landing being well appointed with a three piece shower suite consisting of fitted corner shower with shower screen doors and shower tray, vanity unit housing toilet, wash hand basin with mixer tap and cupboard storage, wall mounted tall vanity unit having cupboard storage, wall tiling, a gas centrally heated towel rail, extractor fan, ceiling lighting and an obscure UPVC double glazed window unit to front aspect.

OUTSIDE

The property is situated upon a pleasant plot upon a most popular and desirable Wollaston address.

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

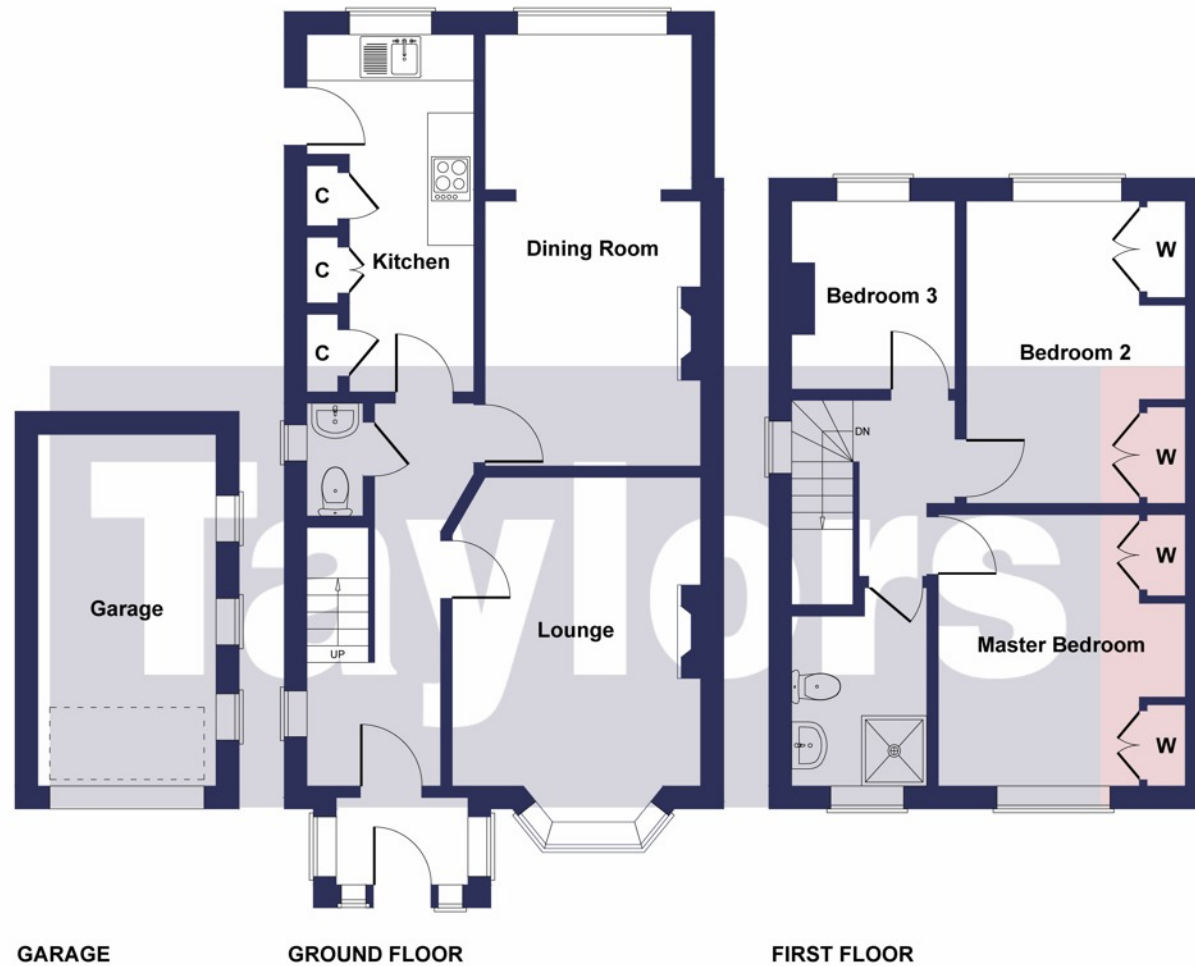
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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).



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

www.taylors-estateagents.co.uk