



**GAUDEN ROAD, PEDMORE FIELDS,
WOLLESCOTE DY9 9HN**

Taylor's



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Occupying a **MOST PRETTY POSITION** upon the **EVER POPULAR 'PEDMORE FIELDS' ESTATE** in **WOLLESCOTE**, not far from **GOOD LOCAL SCHOOLS, SHOPS** and **SERVICES** (including **Wychbury Medical Centre**), stands this **WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **DOUBLE GLAZING** and **GAS CENTRAL HEATING**, the property comprises in brief; Entrance hallway, lounge, dining kitchen with separate utility, three good-sized bedrooms and a family bathroom. The property further has **OFF-ROAD PARKING** provided by a **TARMAC DRIVEWAY** with adjoining **FRONT LAWN AREA** and to the rear a **PRIVATE GARDEN** with **DECKING AREA**. To view, do not hesitate to contact **Taylors Estate Agents STOURBRIDGE** office. **Council Tax Band B**.



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

ENTRANCE HALLWAY 8'9" x 6'3"

Having a obscure UPVC double glazed front door, a gas central heating radiator, obscure UPVC double glazed window unit to side aspect, stairs with balustrade to first floor accommodation (later detailed) and ceiling lighting.



LOUNGE 13'8" x 8'9"

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

DINING KITCHEN 17'4" (max) x 11'9" (max)

Entered through a door from the entrance hallway, well furnished with a wood-style kitchen. At floor level, a good range of base units having both cupboard and drawer storage, integrated oven and plumbing for integrated dishwasher. Surmounted on top, roll-edged worktops having inset four-point gas hob and inset sink with drainer and mixer tap. At eye level, extractor fan, space for american-style fridge/freezer combination, a good range of wall-mounted cupboard units, a gas central heating radiator, UPVC double glazed window unit to garden aspect, UPVC double glazed french doors to garden aspect and ceiling lighting.



OUTSIDE

The property is well-placed upon a pretty position within the ever-popular 'Pedmore Fields' estate of Pedmore/wollescote, not far from good schooling, shops and services. On approach, the property has both a front lawn area and off-road parking facility provided by a tarmac driveway. To the rear stands;

REAR GARDEN

Accessed either via the dwellings side access, or through the dining kitchen or utility, it is a pleasant space which is flat in nature and provides both lawn area and a decked area both ideal for entertaining and playing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



UTILITY 8'5" x 3'9"

Entered through a door from the dining kitchen, having plumbing for washing machine, fitted worktop, cupboard storage, boiler, obscure UPVC double glazed window unit to garden aspect, obscure UPVC double glazed french door to side access, wall shelving, pantry style store and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 11'4" x 4'3"

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

BEDROOM ONE 12'7" x 12'0"

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

BEDROOM TWO 11'9" x 12'0"

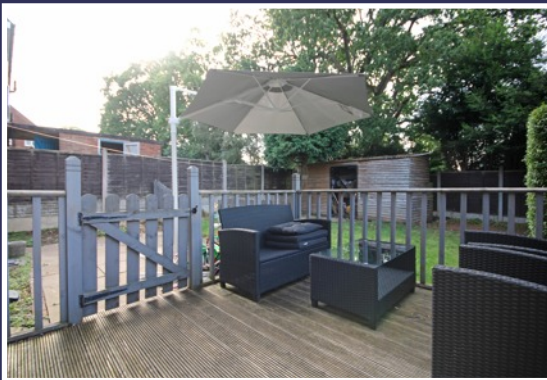
Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit front aspect and ceiling lighting.

BEDROOM THREE 10'10" x 8'4"

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

BATHROOM 7'4" x 5'3"

Entered through a door from the landing, well-appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel, glass shower screen and hot/cold tap combination, fitted vanity unit housing wash had basin with mixer tap, pedestal toilet, a gas central heating radiator, two obscure UPVC double glazed window units to garden aspect, floor and wall tiling and ceiling lighting.



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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.

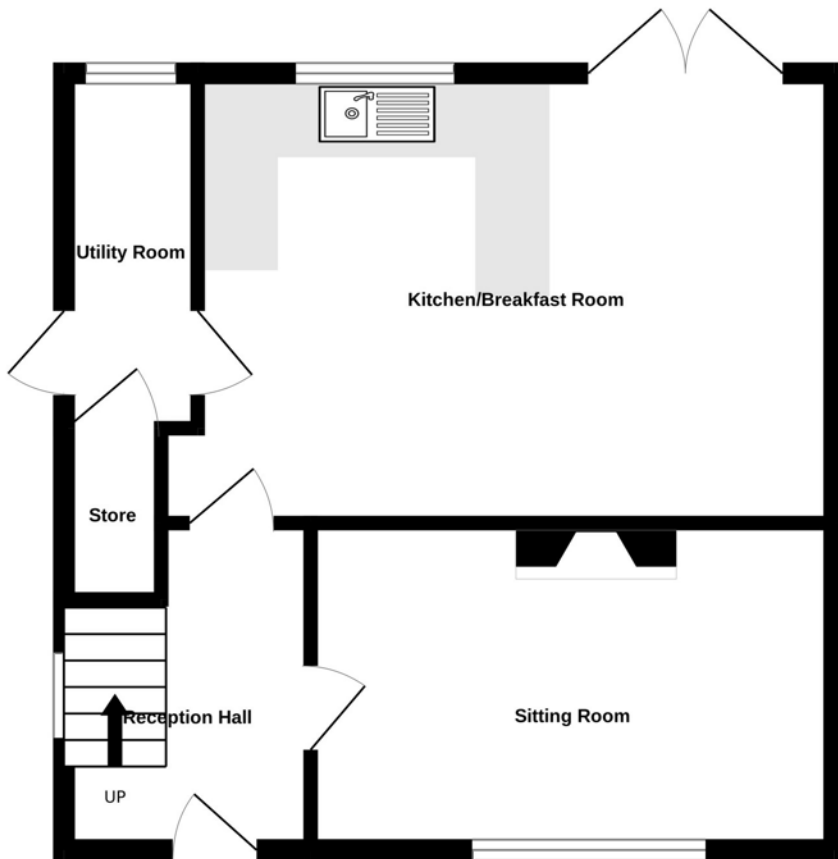
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

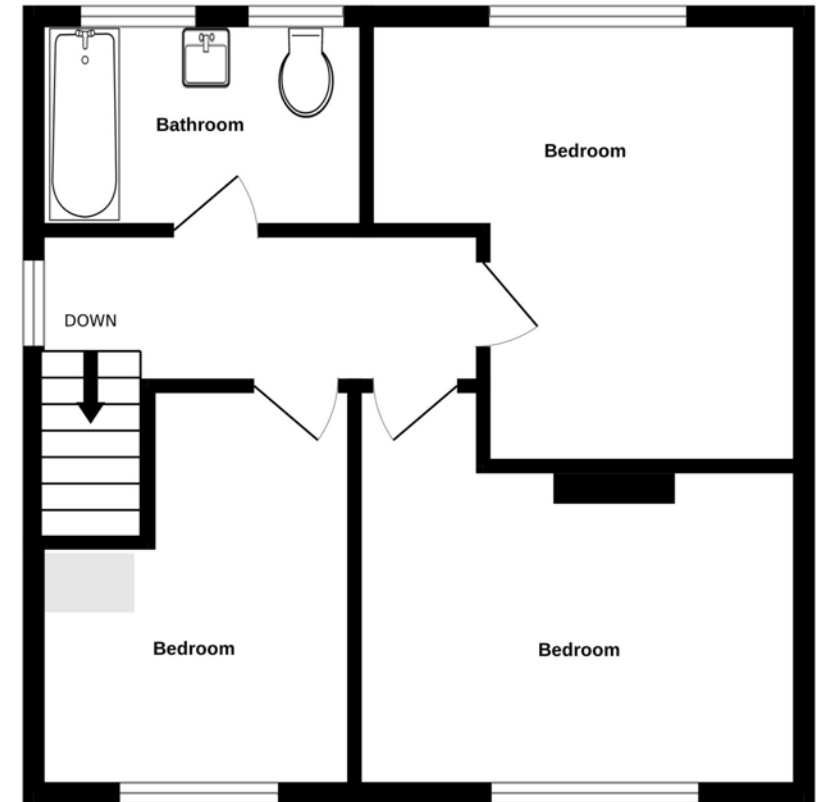
MISREPRESENTATION ACT 1967

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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