



**RUFFORD ROAD,  
STOURBRIDGE DY9 7LT**





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Situated within a **MOST POPULAR CUL-DE-SAC** within **STOURBRIDGE**, conveniently placed for **GOOD LOCAL SCHOOLING, PUBLIC TRANSPORT LINKS SUCH AS STOURBRIDGE JUNCTION** and **STOURBRIDGE TOWN CENTRE**, stands this **DECEPTIVELY SPACIOUS** and **EXTENDED THREE BEDROOM END OF TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and available with **NO UPWARD CHAIN**, the property comprises in brief; Entrance hallway, kitchen with pantry store, lounge, dining room/snug, utility room, three bedrooms and a family bathroom. The property further has a **SINGLE GARAGE** within a nearby block, communal parking area and a **WELL-PROPORTIONED FRONT** and **REAR GARDEN**. To view, please contact Taylors Estate Agents **STOURBRIDGE** office. Council Tax Band C.



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

**ENTRANCE HALLWAY 7'9" x 3'0"**

Having a glazed wood front door, wall and floor tiling, ceiling lighting and downstairs w/c.



**GROUND FLOOR W/C**

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

**KITCHEN 15'2" x 10'8"**

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. Surmounted on top, roll-edged worktops having inset four-point gas hob and inset sink with drainer and mixer tap. At eye level, good range of wall-mounted cupboards, larder style cupboard units housing Integrated oven and grill combination, space for larder style fridge/freezer combination, pantry store, extractor fan, UPVC double glazed window unit to front aspect and ceiling lighting.



**LOUNGE 19'6" x 15'2" (max)**

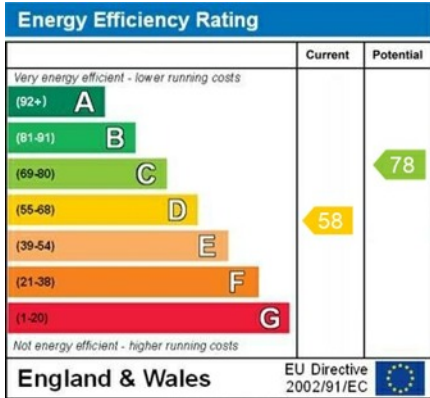
Entered through a door from the kitchen, having feature fire with stone hearth, UPVC double glazed patio door to garden aspect, two gas central heating radiators and ceiling lighting.

**OUTSIDE**

The property is delightfully nestled within a cul-de-sac address of Stourbridge, not far from good schooling, public transport links and Stourbridge town centre. Upon approach, the property has a grassed lawn area to the front with a pathway leading to the front door. To the rear stands;

**REAR GARDEN**

Accessed via the UPVC double glazed patio door from the lounge of via the rear garden fenced doorway, it is a pretty space which has a good mix of both patio and lawn area, further having a space for a shed facility.





#### DINING ROOM/SNUG 18'7" (max) x 9'9" (max)

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

#### UTILITY 18'1" x 6'1"

Entered through a door from the dining room/snug, having plumbing for washing machine, boiler, UPVC double glazed patio door to front aspect and ceiling lighting.

### FIRST FLOOR ACCOMMODATION

#### LANDING 10'4" x 5'7"

Access via stairs with hand rail from the ground floor, having loft hatch to loft space, ceiling lighting, airing cupboard storage and doors to all first floor accommodation.

#### BEDROOM ONE 16'9" (max) x 9'3"

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 TWO 13'6" x 9'3"

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

#### BEDROOM THREE 11'10" x 5'7"

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

#### BATHROOM 7'9" x 5'6"

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



#### Agents contact details:

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

f.01384 441206

e. [stourbridge@taylorsestateagents.co.uk](mailto:stourbridge@taylorsestateagents.co.uk)

### 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

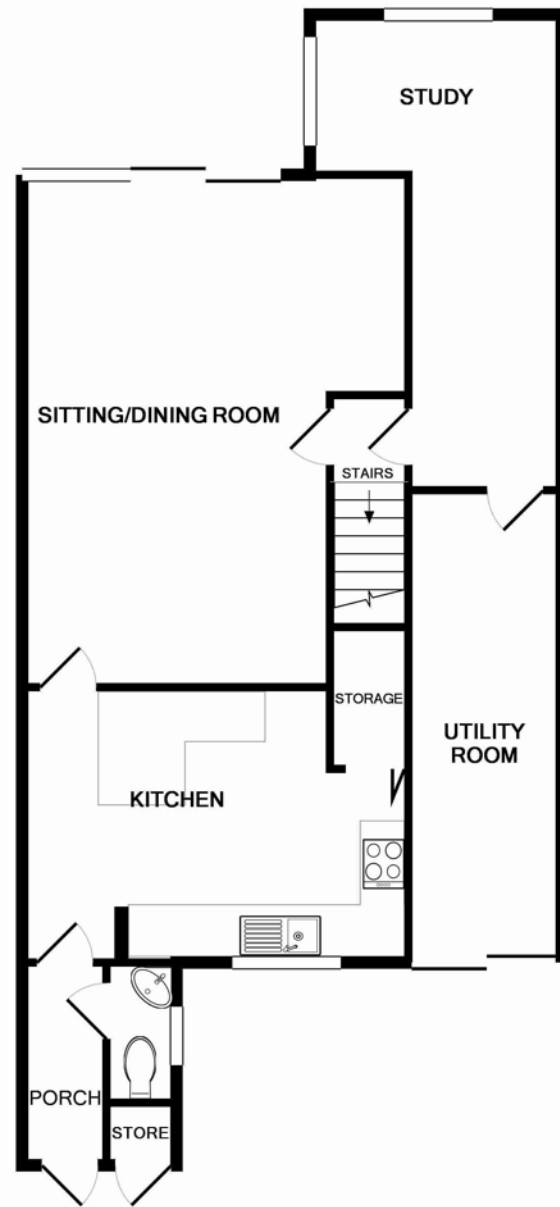
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely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

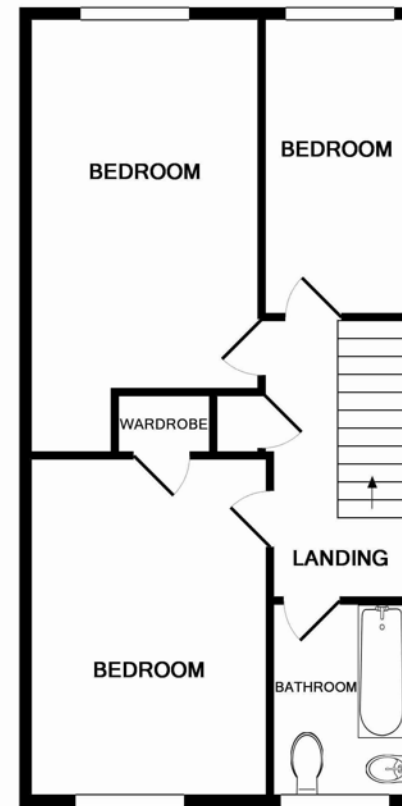
Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification 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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