



**WYNALL LANE, WOLLESCOTE,
STOURBRIDGE DY9 9AB**

Taylor's

Taylor's

WYNALL LANE, WOLLESCOTE, STOURBRIDGE DY9 9AB

Occupying a **DELIGHTFUL POSITION** with **VIEWS OVER WOLLESCOTE, STOURBRIDGE** and **SURROUNDING AREAS**, and further being ideally placed for **GOOD LOCAL SCHOOLS, SHOPS AND SERVICES** (including Wychbury Medical Centre), stands this **MODERN** and **IMPECCABLY UPDATED, FOUR BEDROOM DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, full-width lounge dining room, kitchen, downstairs w/c, four bedrooms (master with en-suite) and family bathroom. **OFF ROAD PARKING** and **INTEGRAL SINGLE GARAGE** is found to the front, with to the rear a **SUNNY** and **WELL-MAINTAINED GARDEN** with **BOTH PATIO** and **LAWN AREA**. **A MUST VIEW FAMILY HOME!** To do so, please contact Taylor's Estate Agents **STOURBRIDGE** office. **Council Tax Band D**.

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

ENTRANCE HALLWAY 17'3" (max) x 10'7" (max)

Entered through a obscure composite front door, having a gas central heating radiator, built in cupboard store, stairs to first floor accommodation (later detailed) and door to all ground floor accommodation.

KITCHEN 11'1" x 7'9"

Entered through a door from the entrance hallway, stunningly furnished with a grey style kitchen. At floor level, a good range of base units having both cupboard and drawer storage, further housing integrated dishwasher, integrated fridge, integrated oven and integrated microwave. Surmounted on top are worktops having inset four-point gas hob and sink with drainer and mixer tap. At eye level is a good range of wall-mounted cupboard units, splashback upstand, extractor fan, larder-style storage cupboard, a UPVC double glazed window unit to front aspect and ceiling lighting.

LOUNGE DINING ROOM 21'2" x 11'4"

Entered through a door from the entrance hallway, having two gas central heating radiators, feature fireplace with stone surround, stone hearth and stone mantle, UPVC double glazed window unit to garden aspect, UPVC double glazed patio door to garden aspect and ceiling lighting.

DOWNSTAIRS W/C 7'1" x 3'5"

Entered through a door from the entrance hallway, appointed with a pedestal toilet, pedestal wash hand basin with mixer tap, a gas central heating radiator, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

OUTSIDE

The property is pleasantly positioned on a most popular address in Wollescote, having far reaching views of Wollescote, Stourbridge and the surrounding areas, whilst further being nearby to good local schools, shops and services. Upon arrival the property greets you with a full-width tarmac driveway providing ample off-road parking facilities, when then leads to;

INTEGRAL SINGLE GARAGE 15'7" x 8'10"

Entered either via a door from the entrance hallway or via the up-and-over front garage door, having plumbing for washing machine and tumble dryer, ceiling lighting, meters, wall-mounted cupboard units and houses boiler.

REAR GARDEN

Accessed either via the UPVC double glazed patio door from lounge or via the property's side access, it is a private and sunny area having both patio and lawn. Impeccably maintained and a great family space to relax and play.

Energy Efficiency Rating		Current	Potential
Best 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	



FIRST FLOOR ACCOMMODATION

LANDING 11'4" (max) x 9'4" (max)

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

BEDROOM ONE 12'9" x 8'8"

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

BEDROOM ONE EN-SUITE 7'3" x 3'8"

Entered through a door from bedroom one, beautifully appointed with a three-piece shower suite consisting of 'walk-in' style fitted shower with sliding shower screen and chrome shower fittings, wall-mounted wash hand basin with mixer tap, pedestal toilet, wall-mounted toilet roll holder, floor and wall tiling, extractor fan and ceiling lighting.

BEDROOM TWO 13'2" x 7'5"

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

BEDROOM THREE 11'2" x 7'6"

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 FOUR 9'6" x 7'10"

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

BATHROOM 9'4" x 4'8"

Entered through a door from the landing, beautifully appointed with a three-piece bathroom suite consisting of fitted bath with bath panel, mixer tap and chrome shower attachment, pedestal toilet, vanity wall-mounted wash hand basin with mixer tap, a gas centrally heated towel rail, floor and wall tiling, obscure UPVC double glazed window unit to side aspect, extractor fan and ceiling lighting.

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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

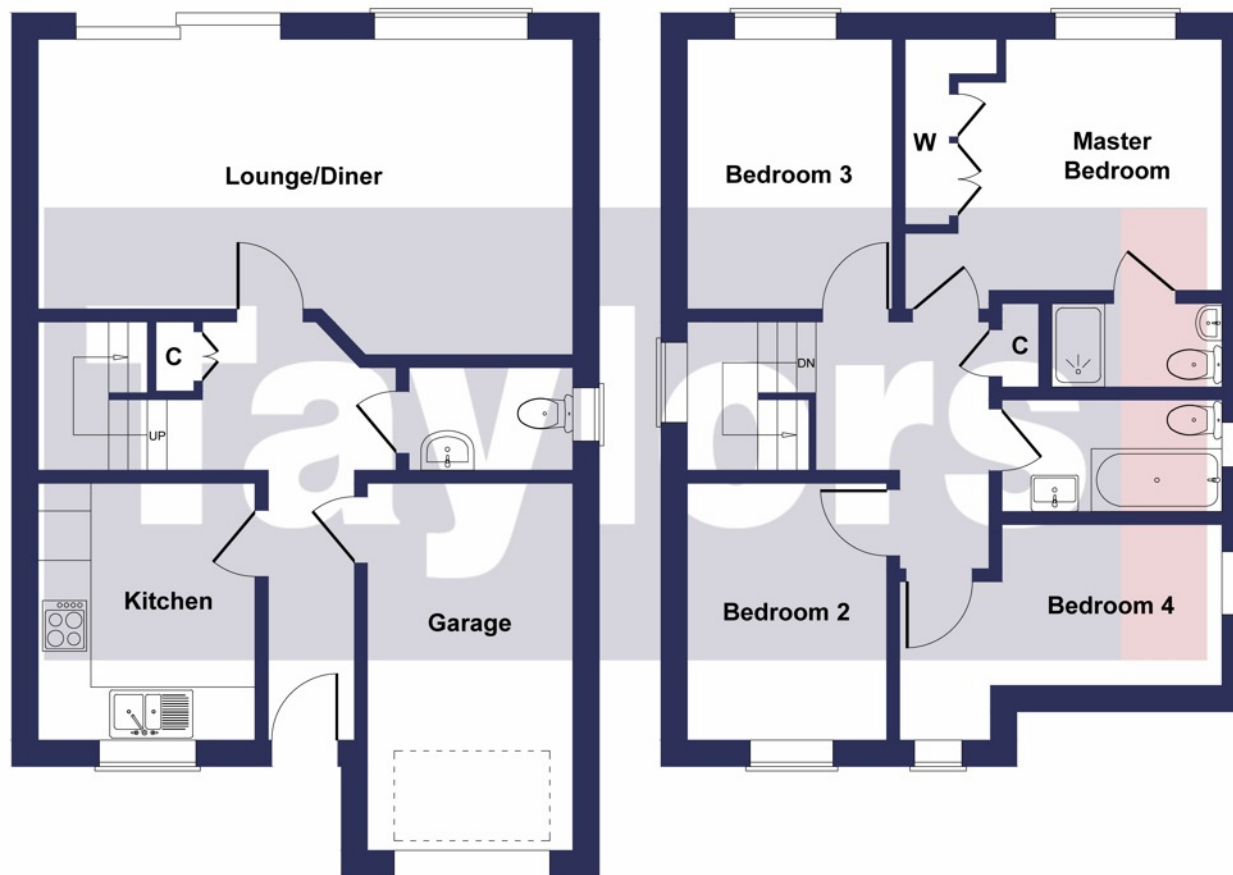
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

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

FIRST 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).



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

www.taylors-estateagents.co.uk