



**CARLTON AVENUE, PEDMORE,  
STOURBRIDGE DY9 9ED**





# CARLTON AVENUE, PEDMORE, STOURBRIDGE DY9 9ED

Enjoying a **LARGE CORNER SETTING** with Walker Avenue, this **EXTENDED, NOW FIVE-BEDROOM, DETACHED FAMILY HOME** favours larger gardens and a **GENEROUS LAYOUT**. Planned over two floors with gas central heating and double glazing, the accommodation briefly comprises: Porch, Reception Hall, Full Depth Sitting Room, Separate Dining Room, Shaker Styled Kitchen, Side Hall, Utility, Guests Cloakroom, First Floor Landing, **FIVE BEDROOMS** and Family Bathroom. **Wide Drive, DOUBLE GARAGE, Gated Side Drive** (ideal for caravan or boat) and with **Rear Gardens** which extend to the side. Available for sale with **NO UPWARD CHAIN. Council Tax Band E.**



**GROUND FLOOR**

Double opening glazed doors provide an approach to the;

**PORCH**

With glazed windows either side of the double door approach, tiled floor, courtesy wall light and with a natural wood door with inset leaded light glazing, and an adjoining diamond leaded glazed panel, which opens to the continue to the;

**RECEPTION HALL 10' 10" x 6' 0"**

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, ceiling light point and with doors leading off;

**SITTING ROOM 27' 5" x 12' 0"** (when measured at widest points)

With a delightful "walk-in" UPVC double glazed diamond leaded box bay window to the front and with an additional UPVC double glazed bay window to the side as well as UPVC double glazed double opening doors with adjoining UPVC double glazed windows to the rear garden. A feature marble fireplace has a gently raised and projecting hearth together with a prominent "coal effect" electric heater. In addition there are two central heating radiators, provisions for a television, coving to the ceiling and two ceiling light points. If so preferred, near to the French doors, there is suitable space for the arrangement of dining table and chairs, although a garage conversion (later mentioned) now creates a formal dining room.

**KITCHEN 13' 2" x 8' 9"**

With a UPVC double glazed window to the rear and being furnished with a good selection of white shaker styled cupboard fronted units with the base cupboards and drawers being surmounted by contrasting work surfaces and having an inset one and a half bowl sink and drainer with mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues towards the built-in "four burner" stainless steel gas hob which has a stainless steel splashback. To the opposing wall there is a built-in stainless steel electric double oven with integrated grill. Wall mounted cupboards provide for additional storage space, and an area to the left of a larder fridge position can be utilised as a breakfast bar. Additional recess for appliance with work surface above, fluorescent ceiling strip light and with a bi-fold door opening to a PANTRY with integral shelving. Door to;

**REAR HALL/UTILITY**

With a UPVC obscure double glazed door and adjoining UPVC double glazed window at the rear, and with a white enamel sink and drainer having surrounding splashback tiling, and with suitable space and plumbing for an automatic washing machine. Central heating radiator, fluorescent ceiling strip light and with doors off;

**DOUBLE GARAGE 16' 5" x 15' 10"**

With an up-and-over door (operated via a remote), concrete floor, fluorescent ceiling strip light and with potential storage within the loft space. There is also a window and part glazed door at the rear.

Also approached from the head of the driveway, there are double opening wooden gates which open to a **SLABBED HARDSTANDING** which adjoins the garage and provides for ideal space for the storage of a caravan or boat. Of course, this is also an area which could simply be used for additional parking space.

**REAR AND SIDE GARDENS**

Undoubtedly the advantage of the corner situation is the **BROADER GARDENS** at the property's rear, with two lawned gardens being surrounded by established specimen plants and shrubs, and also with mature apple trees. An initial patio area may be approached from the sitting room or from the utility, whilst there is also side gated access to the property's left. Overall a pleasant and well considered aspect which is felt to complement the accommodation found within.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### GUESTS CLOAKROOM 5' 4" x 4' 10"

With an obscure glazed window to the side and appointed with a white suite to include a low flush WC and with a wall mounted wash hand basin having complementary splashback tiling. Wall mounted electric panel heater, tiled floor, recessed ceiling lighting and with a wall mounted Worcester BOSCH gas fired boiler system.

#### BROOM CUPBOARD

Provides for excellent general purpose storage space.

Returning to the reception hall an open archway provides an approach to the;

#### DINING ROOM 16' 2" x 8' 0"

With a UPVC diamond leaded double glazed window to the front and with ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. In addition there is a central heating radiator, fitted cupboard storage and display shelving, four wall light points and with a mock beam ceiling.

#### FIRST FLOOR

Stairs rise to;

#### ENLARGED LANDING

With wall light points and with doors radiating off;

#### BEDROOM ONE 13' 1" x 9' 0" (measured only from the fitted wardrobes)

With two diamond leaded double glazed windows to the front and being furnished with a full depth range of "light wood" furniture, to include wardrobes with a differing configuration within, and with some of the wardrobe doors having mirrored fronts. Central heating radiator and with recessed ceiling lighting.

#### BEDROOM TWO 11' 0" x 11' 0"

Enjoying a DUAL ASPECT, with double glazed windows to the side and rear elevations, together with a central heating radiator and ceiling light point.

#### BEDROOM THREE 12' 5" x 8' 0" (when measured at widest points)

With a diamond leaded double glazed window to the front, large built-in double wardrobe, central heating radiator and ceiling light point.

#### BEDROOM FOUR 12' 2" x 8' 0" (at widest points)

With a double glazed window to the rear, built-in double wardrobe, central heating radiator and ceiling light point.

#### BEDROOM FIVE 10' 2" x 7' 0" (at widest points)

With a diamond leaded double glazed window to the front, central heating radiator, ceiling light point and with a versatile double door cupboard/wardrobe having a single return.

#### BATHROOM 8' 5" x 7' 0" (when measured at widest points)

With an obscure double glazed window to the rear and appointed with a three piece arrangement to include bath with Triton shower over, and with full height splashback tiling forming a surround which continues to both the pedestal wash hand basin and low level WC. Central heating radiator, ceiling light point and with a discreet airing cupboard housing the pre-insulated hot water cylinder (with immersion) and having slatted shelving above for linen storage.

#### OUTSIDE

The setting enjoyed by the property is of notable appeal, in a LARGE CORNER with Walker Avenue. Set back behind a wide tarmac driveway, there is ample vehicular parking space, in part concealed by thoughtfully tended conifers and laurel and with an approach extending to the;

#### 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.

#### 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:

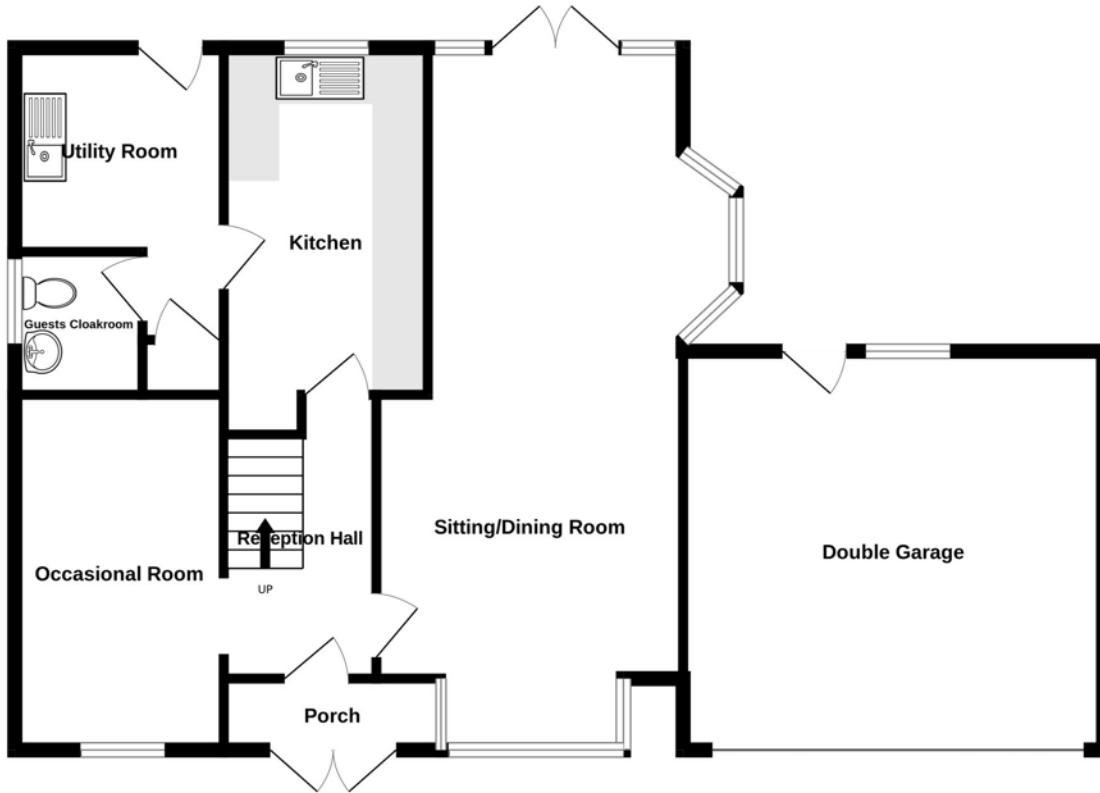
85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

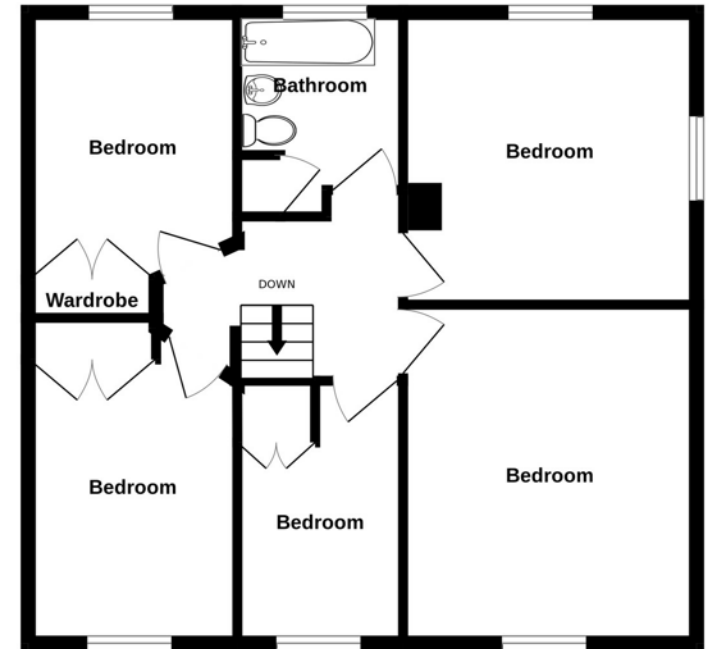
f.01384 441206

e. stourbridge@taylors-  
estateagents.co.uk

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).



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

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)