



**CORSER STREET, OLDSWINFORD,
STOURBRIDGE DY8 2DE**



Taylor's

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Delightfully situated in this established address, not far from Mary Stevens Park, this **ATTRACTIVELY STYLED, THREE-DOUBLE BEDROOM, PERIOD SEMI-DETACHED FAMILY HOME** affords an excellent layout with further potential to extend and improve. With both a **DRIVE** and **GARAGE** to the side elevation, this gas centrally heated home is seen to briefly comprise: Reception Hall, Two Reception Rooms, Breakfast Kitchen, Guests Cloakroom, Cellar, First Floor Landing, Three Good Double Bedrooms and Bathroom. At the rear, a Pretty Garden complements. Council Tax Band C.

In further detail;

GROUND FLOOR

A front entrance door with inset square paned obscure glazing, opens to the;

LONG RECEPTION HALL

Which includes stairs leading off, rising with a balustrade to the first floor accommodation (later mentioned), central heating radiator, two ceiling light points and with natural wood doors leading off;

FRONT RECEPTION ROOM 14' 0" x 12' 0"

With two windows to the front, feature fireplace with a projecting hearth and also with provisions for a fire or display as may be preferred. Central heating radiator, picture rail and ceiling light point.

REAR RECEPTION ROOM 12' 1" x 12' 0"

With a tall square paned styled sash window viewing to the rear garden and further with an oak fireplace having tiled surround, projecting tiled hearth and suitable space for a fire or display as may be preferred. Fitted oak fronted cupboards within a chimney recess, central heating radiator and with a ceiling light point.

OPEN PLAN DINING/BREAKFAST KITCHEN 22' 5" x 9' 2"

(when measured at widest points)
Arranged in two distinct parts, initially with the;

KITCHEN AREA

Having windows upon either side and being furnished with a range of base cupboards and drawers which are surmounted by work surfaces and further with an inset stainless steel sink and drainer having mixer tap over.



OUTSIDE

As earlier mentioned this **ATTRACTIVELY STYLED, THREE BEDROOM, PERIOD SEMI-DETACHED FAMILY HOME** enjoys a setting within this established address, not far from Mary Stevens Park and a variety of popular schools. Set back behind a low level brick wall, a slabbed path provides easy access to the property's principal front entrance door, whilst to the side, there is a wide pebbled driveway which extends to the;

DETACHED GARAGE 19' 9" x 8' 8"

With double opening timber doors, concrete floor, side windows and a pedestrian side door.

REAR GARDEN

May be approached from side gated access or alternatively from the kitchen. An initial patio area widens to the side of the property where there is amenity space (or potential to extend), and a path leads off to adjoin a principally level shaped lawn. Borders have an array of flowers and shrubs, whilst towards the rear boundary there is a slabbed patio area and timber summer house. Overall this is a pleasant backdrop and one which favours the afternoon sun.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Suitable space and plumbing for an automatic washing machine, space for a tall fridge/freezer and with a cooker position. Tall storage unit, wall mounted Worcester BOSCH self condensing boiler system, two ceiling light points and with an open approach to the;

DEFINED DINING/BREAKFASTING AREA

With windows to the side and rear, and with suitable space for the arrangement of table, chairs and other furnishings as may be preferred. There is a door to the rear garden, central heating radiator and ceiling light point.

Also from the kitchen there is a bi-fold door to a;

GUESTS CLOAKROOM

With obscure glazed window to the side, low level WC and wall mounted wash hand basin. Central heating radiator and ceiling light point.

Returning to the reception hall, there is an oak door which opens to steps which lead down to the CELLAR.

FIRST FLOOR

Stairs rise with a balustrade to;

LANDING

With a window to the side elevation, central heating radiator, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 12' 1" x 12' 0" (when measured at widest points)

With two tall windows to the front, ornate fireplace, central heating radiator and ceiling light point.

BEDROOM TWO 12' 1" x 12' 0" (when measured at widest points)

With a tall square paned sash window to the rear, ornate fireplace, central heating radiator and ceiling light point.

BEDROOM THREE 12' 0" x 9' 0"

Again a good double bedroom and one which has a window to the side elevation, central heating radiator and ceiling light point.

BATHROOM 8' 8" x 5' 3"

With a tall obscure glazed window to the front, and appointed with a three piece arrangement to include bath having shower over, and with three quarter height splashback tiling forming a surround to the bath which continues to both the low level WC and pedestal wash hand basin. There is also a central heating radiator and ceiling light point.

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.

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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.

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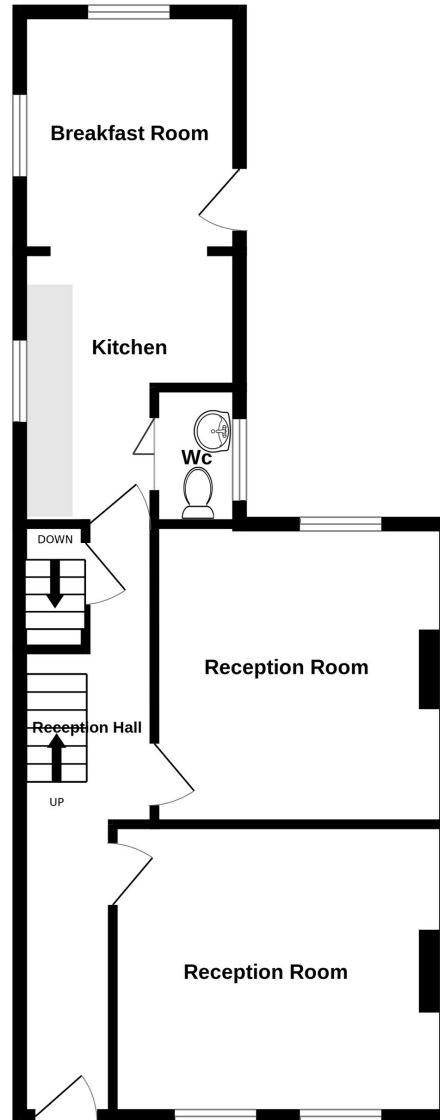
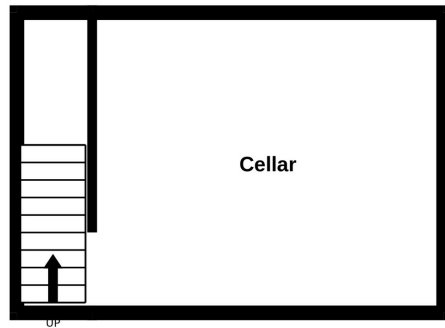
MISREPRESENTATION ACT 1967

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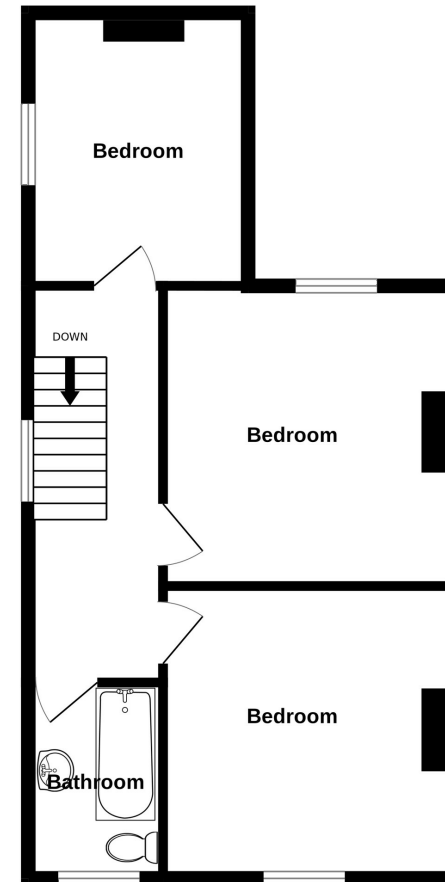
Ground Floor

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).

Basement



1st Floor



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