



**GREEN LANE,  
LYE, STOURBRIDGE DY9 7EN**





# GREEN LANE, LYE, STOURBRIDGE DY9 7EN

Available with **NO UPWARD CHAIN**, situated within a **MOST CONVENIENT ADDRESS** of **LYE**, not far from **GOOD LOCAL SCHOOLS, PUBLIC TRANSPORT LINKS** (such as bus and train), nearby **SHOPS/SERVICES** and **STEVENS PARK**, stands this **EXTENDED, WELL-PLANNED** and **REFURBISHED TRADITIONAL TWO DOUBLE BEDROOM TERRACED HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Lounge, extended dining room with stairs down to cellar, kitchen, bathroom, first floor landing and two double bedrooms. To the front aspect lies **ON-STREET PARKING** with to the rear a **PRIVATE GARDEN SPACE**. To view, please do not hesitate to contact Taylors Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with a tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **A**. EPC **D**.



The accommodation is set over two floors and comprises;

## GROUND FLOOR

### LOUNGE 11' 10" (max) x 11' 8" (max)

Having an obscure double glazed front door, UPVC double glazed window unit to front aspect, a gas central heating radiator, ceiling lighting and a door to the internal hallway.

### INTERNAL HALLWAY

Having door from the lounge, stairs to first floor accommodation (later detailed), and a door to the dining room.

### DINING ROOM 18' 4" (max) x 11' 10" (max)

Entered through a door from the internal hallway having two gas central heating radiators, ceiling lighting, a door to the lower floor ground cellar, a UPVC double glazed window unit to garden aspect, a UPVC double glazed French door to garden aspect and a door to the kitchen.

### KITCHEN 12' 1" (max) x 7' 5" (max)

Entered through a door from the dining room. At floor level a good range of base units has both drawer and cupboard storage.

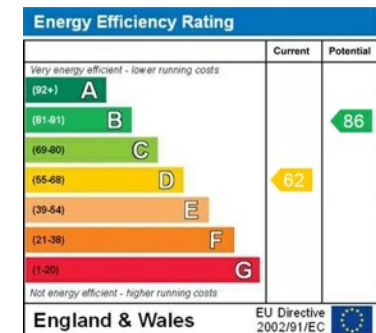


## OUTSIDE

The property is situated within a truly convenient address of Lye not far from good local schools, public transport links and nearby shops and services. On approach the property greets you with on street parking together with many traditional front elevation features. There is shared passageway to the left hand side of the front door which leads through to the;

## REAR GARDEN

Accessed via the shared passageway having its very own side gate leading into a generous rear garden and a most private space. Having both brick style patio and space for a lawn area it is a great space to be enjoyed by all.







Space for oven and grill combination together with space and plumbing for washing machine. Surmounted on top are roll edged work tops having inset sink with drainer and mixer tap. At eye-level a gas central heating radiator, splashback tiling, extractor fan, UPVC double glazed window unit to garden aspect, wall mounted cupboard units, ceiling lighting, wall mounted boiler and a door to the ground floor bathroom.

#### BATHROOM 7' 7" (max) x 7' 2" (max)

Entered through a door from the kitchen being well appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, shower screen and fitted bath panel, pedestal toilet, pedestal wash hand basin with mixer tap, wall tiling and obscure UPVC double glazed window unit to garden aspect, ceiling lighting, ceiling hatch, extractor fan and a gas central heating radiator.

#### FIRST FLOOR

##### LANDING

Having stairs from the internal hallway with doors leading off to all first floor accommodation and further having ceiling lighting.

#### BEDROOM ONE 15' 9" (max) x 10' 8" (max)

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

#### BEDROOM TWO 12' 0" (max) x 11' 9" (max)

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

#### 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:

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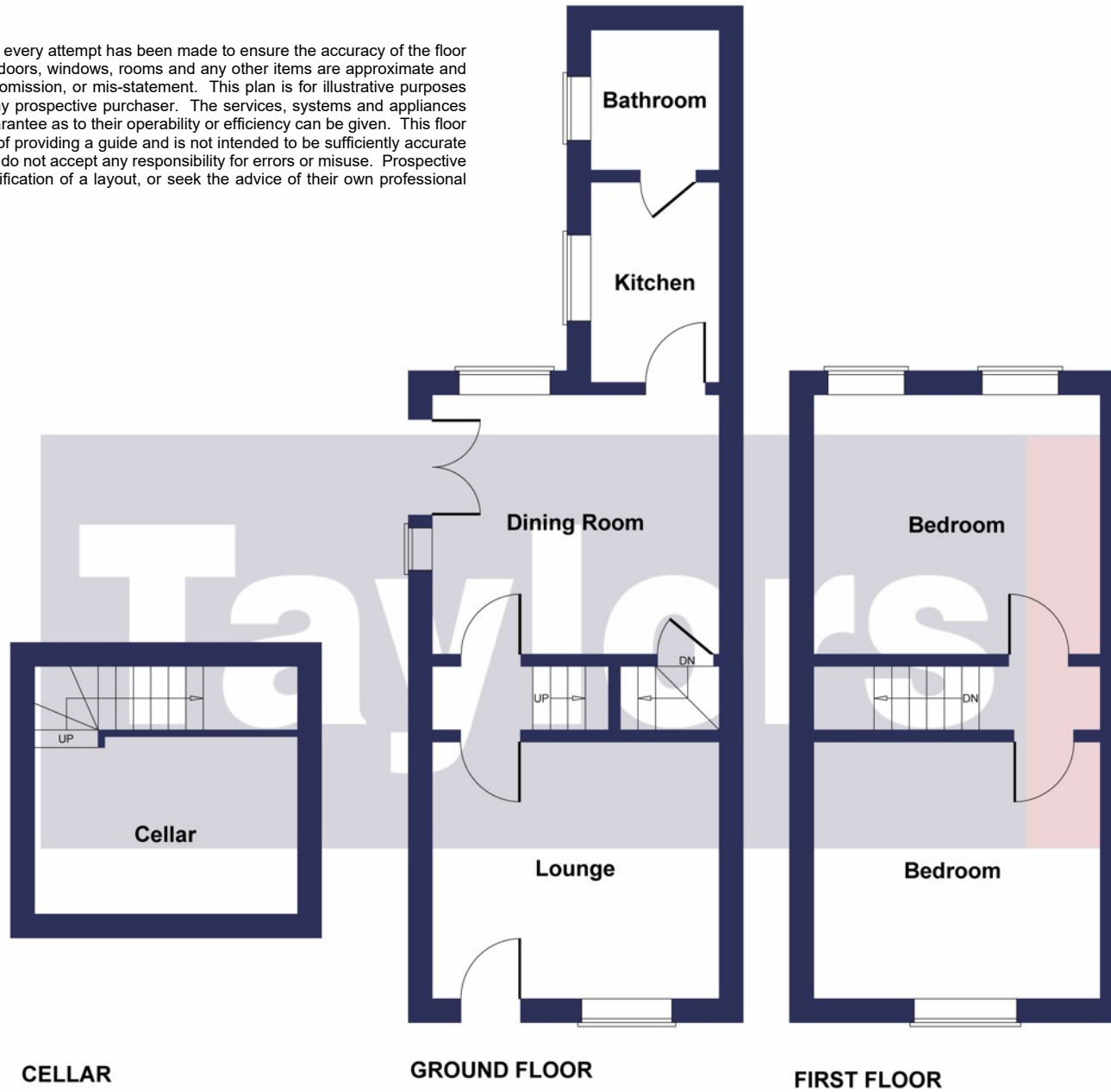
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#### MISREPRESENTATION ACT 1967

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.

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).



CELLAR

GROUND FLOOR

FIRST FLOOR



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

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