



**MONUMENT AVENUE,
WOLLESCOTE, STOURBRIDGE DY9 8XS**



Taylor's

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DELIGHTFULLY PERCHED on a **TRULY GENEROUS PLOT** within a **MOST DESIRABLE** and **SOUGHT-AFTER ADDRESS** of **WOLLESCOTE**, further convenient for **GOOD LOCAL SCHOOLS, SHOPS/SERVICES** and **LOCAL PARKS** (such as Stevens Park), stands this **EXTENDED** and **DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY RESIDENCE**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance porch, entrance hallway, dining room with bay window, 'breakfast-style' kitchen with adjoining utility room, lounge/conservatory, ground floor w/c, first floor landing, four good bedrooms and a family bathroom. To the front aspect stands **OFF-ROAD PARKING** and **TWO GARAGE FACILITIES**, with to the rear a **MATURE GARDEN SPACE** having both **LAWN, PATIO** and **POND AREAS**. To **FULLY APPRECIATE** the **WEALTH OF ACCOMMODATION** on offer, a viewing is **ESSENTIAL** and to do so please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Brick built with tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax D. EPC D.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH

Having an obscure stained glass front double doors and ceiling lighting.

ENTRANCE HALLWAY 13' 3" (max) x 6' 7" (max)

Having an obscure stained glass wood door with adjoining obscure stained glass windows from the entrance porch further with a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), both wall and ceiling lighting, understairs storage and doors to further ground floor accommodation.

DINING ROOM 14' 6" (max) x 12' 1" (max)

Entered through a door from the entrance hallway having a feature gas fire with tiled hearth, surround and wood mantle, feature walk-in UPVC double glazed bay window to front aspect, a gas central heating radiator and both wall and ceiling lighting.

BREAKFAST KITCHEN 19' 4" (max) x 12' 6" (max)

Entered through a door from the entrance hallway well appointed with a gloss white kitchen arrangement together with a feature central island. At floor level there are a great range of base units having both drawer and cupboard storage with further space and plumbing for dishwasher and space for a Rangemaster style cooker and hob combination. Surmounted on top are chunky roll edged wood work tops having inset Belfast sink with mixer tap, at eye-level there are a great range of wall mounted cupboard units having cupboard storage, space for an American style fridge/freezer combination, breakfast bar arrangement upon the feature central island, a UPVC double glazed French door to garden aspect, splashback tiling, a gas central heating radiator, door to utility and a door to the lounge/conservatory together with ceiling lighting.



OUTSIDE

The property occupies a tremendous plot position upon a most desirable and sought after address of Wollescote. On approach the property greets you with gated off road parking, small garden area behind a pretty retaining wall which then both lead to the front elevation of the dwelling together towards two garage facilities.

INTEGRAL DOUBLE GARAGE

Having an electric roller shutter front garage door, wall mounted shelving, ceiling lighting and a door to access the lounge/conservatory.

GARAGE

Having a door to front, UPVC double glazed double glazed window unit to garden aspect, UPVC double glazed door to garden aspect and ceiling lighting.

REAR GARDEN

Located at the back of the property it is mature in style having lawn area, bedding areas and mature trees, together with a small but charming pond. Furthermore there is a well landscaped patio area with pagoda a style overhead covering providing an ideal space for alfresco dining. A truly delightful space to be enjoyed by all.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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UTILITY 8' 3" (max) x 6' 6" (max)

Entered through a door from the kitchen having base units, wall mounted cupboard units, space and plumbing for washing machine, a gas central heating radiator, an obscure glazed door to the garden aspect, a UPVC double glazed window unit to garden aspect and ceiling lighting.

LOUNGE/CONSERVATORY 21' 10" (max) x 13' 9" (max)

Entered through a glazed door from the dining kitchen/breakfast kitchen having wall mounted electric radiator, two gas central heating radiators, UPVC double glazed unit to the garden aspect, UPVC double glazed French doors to garden aspect, ceiling lighting, a door to the ground floor WC and a door to an integral double garage.

GROUND FLOOR WC 4' 10" (max) x 3' 0" (max)

Entered through a door from the lounge/conservatory having wall tiling, a gas central heating radiator, pedestal toilet, wall mounted wash hand basin with mixer tap, extractor fan and ceiling lighting.

FIRST FLOOR

LANDING 10' 1" (max) x 9' 10" (max)

Accessed via stairs with balustrade from the entrance hallway having a loft hatch to the loft space, a gas central heating radiator, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 15' 5" (max) x 11' 8" (max) (to wardrobes)

Entered through a door from the landing having fitted wardrobes, two gas central heating radiators, UPVC double glazed window unit to front aspect together with a UPVC double glazed window unit to the garden aspect and ceiling lighting.

BEDROOM TWO 12' 6" (max) x 12' 0" (max)

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

BEDROOM THREE 12' 1" (max) x 12' 0" (max)

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 8' 2" (max) x 6' 8" (max)

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 14' 9" (max) x 6' 2" (max)

Entered through a door from the landing appointed with a four piece bathroom suite consisting of a fitted bath with tiled bath panel and mixer taps combination, fitted corner shower with shower tray and sliding shower screen doors and vanity unit housing both toilet and wash hand basin with mixer tap, wall tiling, two gas central heating radiators, built-in cupboard storage housing the boiler, a gas centrally heated towel rail, extractor fan and ceiling lighting.

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**

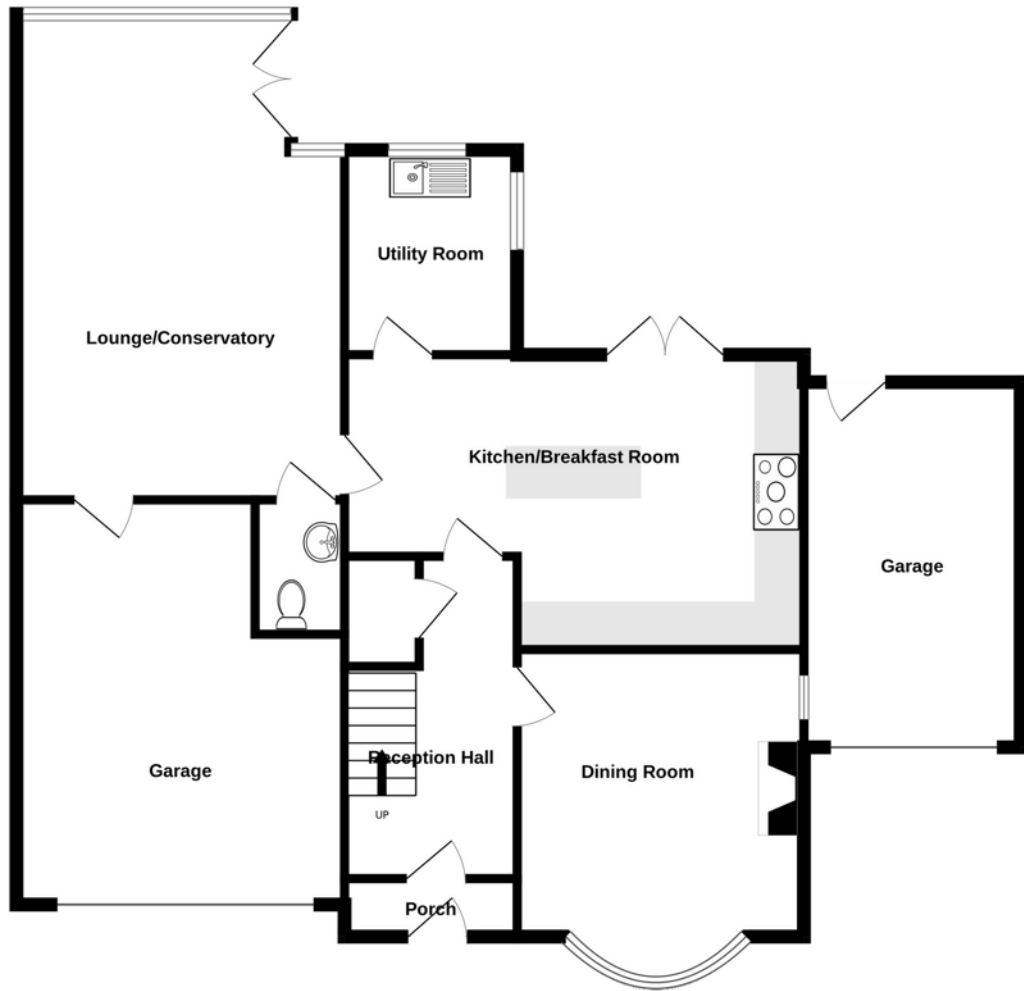
CONSUMER PROTECTION REGULATIONS 2008

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.

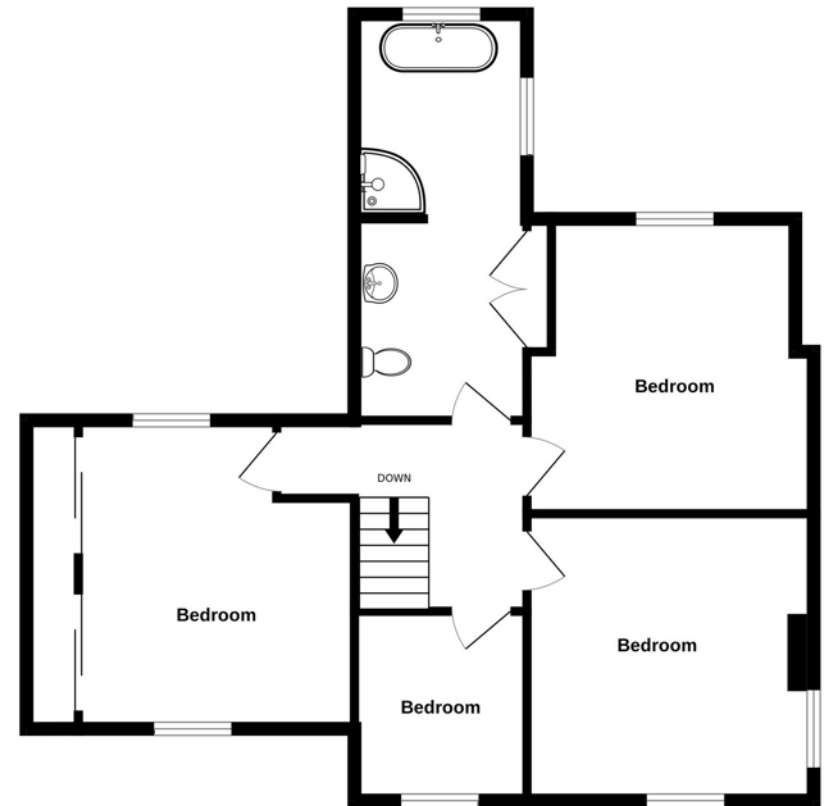
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

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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