



**BROOK STREET,
LYE, STOURBRIDGE DY9 8SN**



Taylor's

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Occupying a **CHOICE END-OF-TERRACE POSITION** within this **POPULAR** and **MOST CONVENIENT ADDRESS** in **LYE**, not far from **GOOD SCHOOLS**, **PUBLIC TRANSPORT LINKS** (such as bus and train) and **SHOPS/SERVICES**, stands this **IMMACULATE** and **WELL-LOVED TWO DOUBLE BEDROOM HOME**. Having **DOUBLE GLAZING**, the property comprises in brief; Lounge, kitchen, internal hallway with stairs leading to first floor landing, two bedrooms and bathroom. To the front stands **ON-STREET PARKING**, with to the rear a '**COURTYARD-STYLE**' **PATIO AREA**, leading on further to a **GENEROUS LAWN AREA**. To arrange a viewing, please do not hesitate to contact Taylor's 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 E**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

LOUNGE 11' 10" (max) x 11' 2" (max)

Having a UPVC front door feature gas fire with stone hearth, a UPVC double glazed window unit to front aspect, ceiling lighting and an opening to an internal hallway and then a further door leading to the kitchen.

INTERNAL HALLWAY

Entered through and opening from the lounge having stairs with balustrade to the first floor accommodation (later detailed) and a door to the kitchen.

KITCHEN 12' 3" (max) x 11' 2" (max)

Entered through a door from the internal hallway while furnished with a wood kitchen. At floor level there are a good range of base units having both drawer and cupboard storage, plumbing for washing machine and space for an oven and grill combination. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level there is space for a larder style fridge freezer combination, wall mounted cupboard units, an extractor fan, splashback tiling.

On approach the property greets you with on street parking, a front door leading into the main reception room and a shared side access point leading to the rear garden.

REAR GARDEN

Located to the rear of the property it can be access both via the shared side access or through the main property itself. It is split into two sections with the initial section being predominantly patio in style making it ideal for low maintenance garden space and al fresco dining with the second section of garden being predominantly lawn area providing ideal space to enjoy and play in. Both areas are sunny in aspect and can be enjoyed by the next custodian.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



There is a UPVC double glazed window unit to garden aspect, a door leading to a built-in cupboard/pantry, an obscure UPVC double glazed door leading to garden aspect and ceiling lighting.

FIRST FLOOR

LANDING 5' 10" (max) x 4' 8" (max)

Accessed via stairs from the ground floor internal hallway having loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 12' 2" (max) x 11' 11" (max)

Entered through a door from the landing having a UPVC double glazed window unit to front aspect, wall mounted electric radiator and ceiling lighting.

BEDROOM TWO 12' 3" (max) x 6' 0" (max)

Entered through a door from the landing having a wall mounted electric radiator, built-in cupboard storage, a UPVC double glazed window unit to garden aspect and ceiling lighting.

BATHROOM 9' 2" (max) x 4' 9" (max)

Entered through a door from the landing and appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, shower curtain and fitted bath panel, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, wall tiling and an obscure UPVC double glazed window unit to garden aspect, fitted wall shelving and ceiling lighting.

OUTSIDE

The property is located within a popular and truly convenient address of Lye not far from great public transport links, nearby shops and services within Lye High Street and good local schools.

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.

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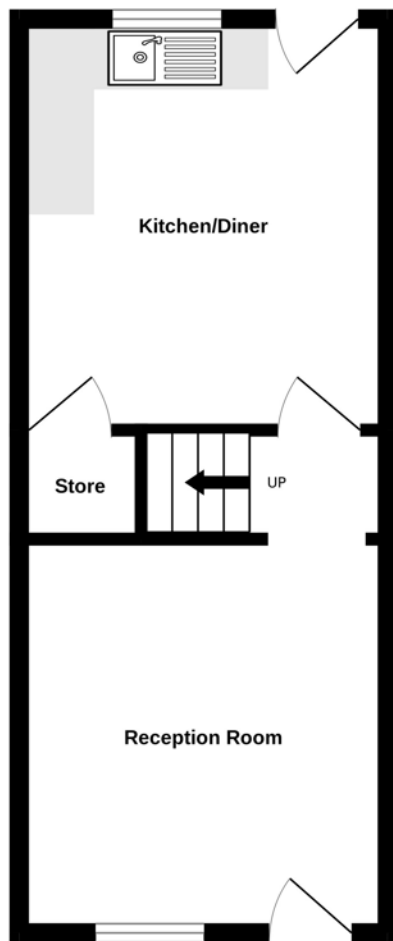
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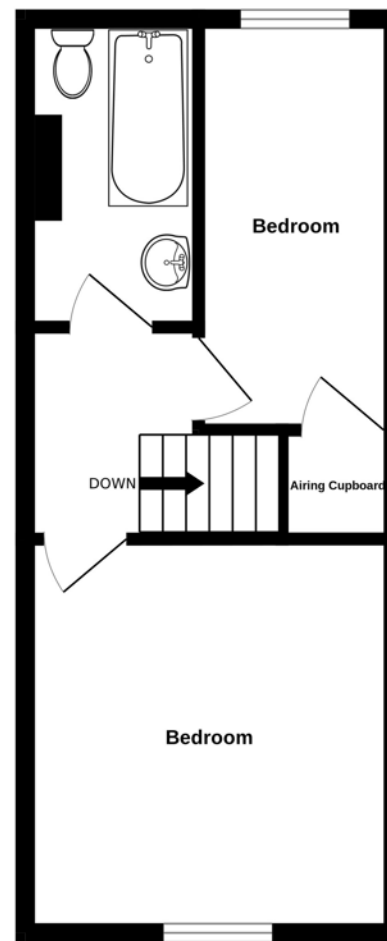
MISREPRESENTATION ACT 1967

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.

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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