



**WORTON ROAD, PEDMORE FIELDS,
WOLLESCOTE, STOURBRIDGE DY9 9DF**



Taylor's

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Occupying a **GENEROUS SIZED PLOT** in one of the **MOST DELIGHTFUL** and **SOUGHT AFTER ADDRESS'S UPON 'PEDMORE FIELDS'** in **WOLLESCOTE** which is ideal for **GOOD LOCAL SCHOOLING, SHOPS** and **SERVICES**, stands this **THOUGHTFULLY EXTENDED** and **WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance porch, entrance hallway, extended lounge with adjoining conservatory, kitchen, downstairs shower room and three first floor bedrooms. To the front stands **OFF-ROAD PARKING** leading to a **UNDERCOVER CAR PORT** and **TANDEM GARAGE**, with to the rear a **PRETTY, MUCH LOVED** and **TREMENDOUS GARDEN SPACE**. This truly is a **MUST VIEW FAMILY HOME** and to do so, please contact Taylor's Estate Agents **STOURBRIDGE** office. **Council Tax Band B**.

In further detail the accommodation is spread over two floors and comprises;

ENTRANCE PORCH

Having obscure UPVC double glazed front door with adjoining UPVC double glazed window units and ceiling lighting.

ENTRANCE HALLWAY 12'1" x 5'5"

Entered through a obscure UPVC double glazed door, having a gas central heating radiator, cupboard storage, stairs to first floor accommodation, ceiling lighting and doors to ground floor accommodation.

LOUNGE 21'2" x 10'7"

Entered through a door from the entrance hallway, having two gas central heating radiators, feature fireplace with wood surround, stone hearth and wood mantle, UPVC double glazed window unit to front aspect, glazed double doors to conservatory and ceiling lighting.

CONSERVATORY 9'2" x 8'7"

Entered through glazed double doors, having glazed patio door to garden aspect with adjoining glazed units to garden aspect and fan ceiling lighting.

DOWNSTAIRS SHOWER ROOM 6'5" x 5'6"

Entered through a door from the entrance hallway, beautifully appointed with a three piece shower suite consisting of fitted corner shower with shower tray and glass sliding shower screen doors.

On approach, the property greets you with a front lawn area together with a drive for off-road parking. Leading on from the drive lies a car port facility and undercover store area, together with;

GARAGE 15'6" x 9'2"

Having up-and-over garage door, ceiling lighting, wall shelving and door to further/additional garage space/store

ADDITIONAL GARAGE SPACE/STORE 8'7" x 7'6"

Having door from garage, ceiling lighting, range of base and wall-mounted units and door to garden aspect.

REAR GARDEN

Located to the rear of the property, it is a most abundant and generous space, having a delightful range of both patio and lawn areas. Very sunny at times during the day, it is ideal for both relaxing, entertaining and playing in - a great family space!

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





Vanity wash hand basin with hot/cold tap combination, pedestal toilet, a gas centrally heated towel rail, wall tiling, obscure UPVC double glazed window unit to front aspect, larder style cupboard unit and ceiling lighting.

KITCHEN 10'10" x 7'8"

Entered through a door from the entrance hallway, well-furnished with a wood style kitchen. At floor level, good range of base units having both cupboard and drawer storage, further housing integrated oven with grill, plumbing for washing machine and integrated dishwasher, integrated fridge. Surmounted on top, roll-edged worktops with inset four-point gas hob and inset sink with drainer and mixer tap. At eye level, good range of wall-mounted cupboards (one housing boiler), splashback tiling, UPVC double glazed window unit to garden aspect, UPVC double glazed obscure french door to garden aspect, extractor fan and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 11'0" (max) x 5'9" (max)

Accessed via stairs from entrance hallway, having obscure UPVC double glazed window unit to side aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 16'5" x 9'6"

Entered through a door from the landing, having built-in wardrobes, fitted cupboards, a gas central heating radiator, UPVC double glazed window unit to front and garden aspects and ceiling lighting.

BEDROOM TWO 10'9" x 7'8"

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

BEDROOM THREE 9'4" x 8'10" entered through a door from the landing, having built-in wardrobes, a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

OUTSIDE

The property occupies a large plot position in a most favoured and popular address upon 'Pedmore Fields' in Wollescote.

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

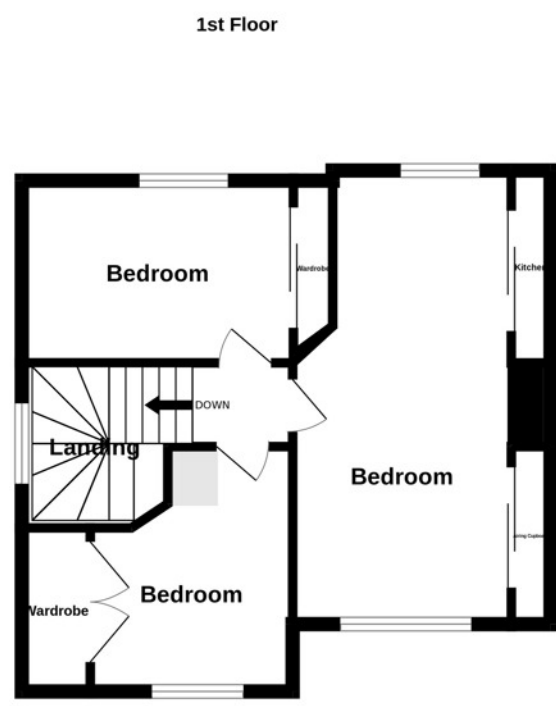
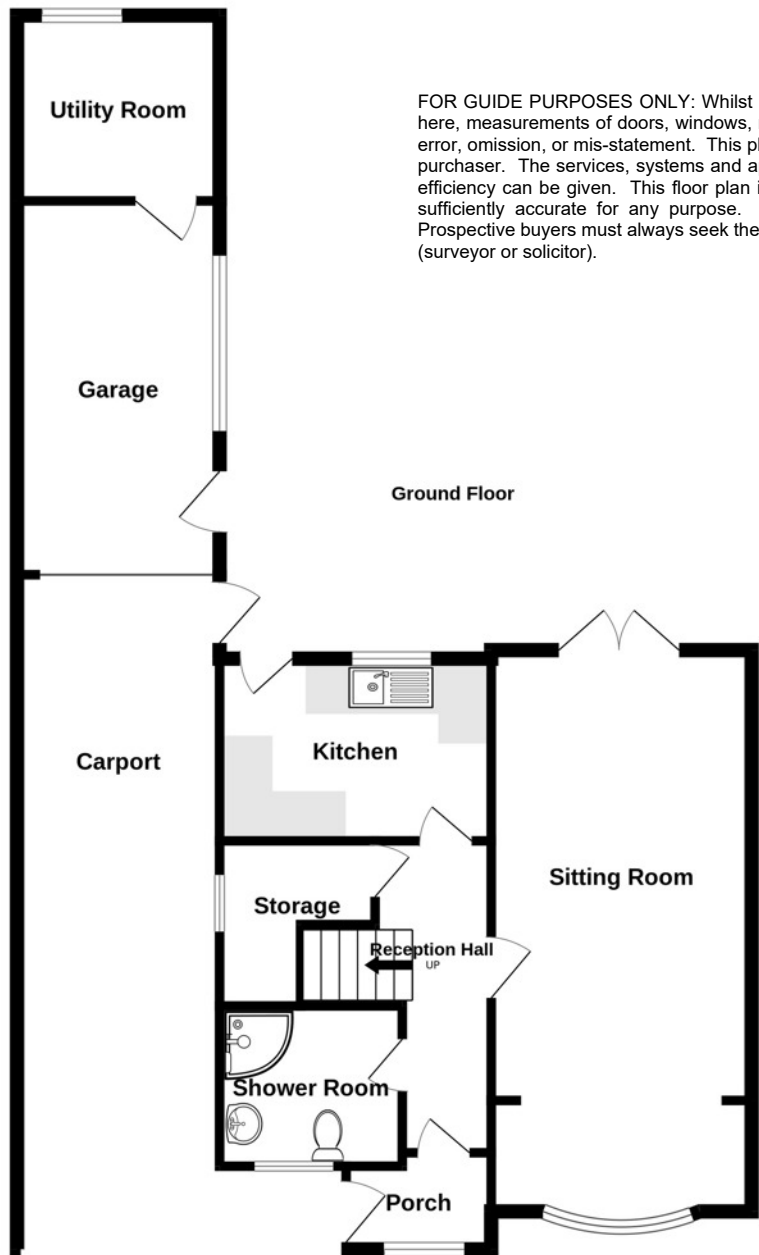
f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

MISREPRESENTATION ACT 1967

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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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