



**HAY GREEN,
LYE, STOURBRIDGE DY9 7EG**





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Occupying a **MOST CHOICE, CORNER PLOT POSITION** at the **HEAD OF THIS MUCH-LOVED** and **DESIRABLE CUL-DE-SAC ADDRESS**, twixt **LYE/STOURBRIDGE**, convenient for **GREAT LOCAL SCHOOLS, SHOPS** and **SERVICES**, stands this **MUCH-IMPROVED** and **IMMACULATE FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY RESIDENCE**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **SUPERB FAMILY HOME** comprises in brief; Entrance porch, dining room, lounge, extended dining kitchen, first floor landing, four bedrooms and family bathroom. Adorning the front aspect stands a **TARMAC DRIVEWAY** leading to an **INTEGRAL SINGLE GARAGE**, with to the rear a **TREMENDOUSLY SPACIOUS, SUNNY ASPECT GARDEN SPACE** having **LAWN, PATIO** and **POND AREAS**. This really is a **'TRUE GEM'** of an extended family home and to arrange a viewing please do not hesitate to contact Taylors 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 **Band B**. **EPC D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE PORCH

Having an obscure double glazed composite front door and adjoining obscure UPVC double glazed window unit, ceiling lighting and a door to the dining room.

DINING ROOM 14' 0" (max) x 10' 3" (max)

Having an obscure door from the entrance porch, stairs with balustrade to first floor accommodation (later detailed), a gas central heating radiator, understairs storage, ceiling lighting, a UPVC double glazed window unit to front aspect and an opening to the rear lounge.

LOUNGE 13' 1" (max) x 10' 2" (max)

Open from the dining room having feature gas fireplace with stone surround, hearth and wood mantle, a gas central heating radiator, UPVC double glazed window unit to garden aspect, ceiling lighting and a door to the dining kitchen.

DINING KITCHEN 17' 2" (max) x 10' 1" (max)

Entered through a door from the lounge having both a dedicated kitchen/cooking area and a further dedicated dining area. At floor level there are a superb range of base units having both cupboard and drawer storage and plumbing for washing machine. Surmounted on top are roll edged work tops having inset four point electric hob combination and inset sink with a drainer and mixer tap.



OUTSIDE

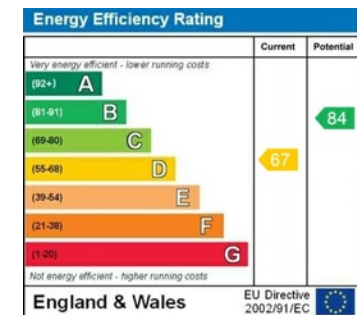
This extended and spacious family home occupies a choice corner plot position at the head of a much loved and desirable cul-de-sac twixt Lye and Stourbridge. On approach the property greets you with a tarmac driveway providing off-road parking for vehicles and further leads to the front elevation and:

INTEGRAL SINGLE GARAGE 15' 7" (max) x 7' 3" (max)

Having pedestrian style front garage door, ceiling strip lighting and housing meters.

REAR GARDEN

Sitting upon a generous corner plot the property boasted a superb rear garden. Having both multiple lawn areas and patio areas together with a delightful small pond feature it is truly "one of a kind" garden space. It further provides a most sunny and private aspect.





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At eye-level there is splashback tiling, a superb range of both wall mounted cupboard units and larger style cupboard unit, an integrated oven and grill combination, space for an American style fridge/freezer combination, an extractor fan, a UPVC double glazed window unit to garden aspect, an obscure UPVC double glazed French door to side aspect, a UPVC double glazed patio door to garden aspect and ceiling lighting.

FIRST FLOOR

LANDING 11' 9" (max) x 5' 6" (max)

Accessed via stairs with balustrade from the dining room, having loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 14' 2" (max) x 10' 5" (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 TWO 10' 6" (max) x 10' 1" (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 11' 2" (max) x 7' 2" (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 10' 2" (max) x 8' 10" (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.

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

Entered through a door from the landing and immaculately appointed with a three piece bathroom suite consisting of fitted bath with bath panel and hot and cold tap combination, pedestal toilet, pedestal wash basin with hot and cold tap combination, a gas central heating radiator, wall tiling, an obscure UPVC double glazed window unit to garden aspect, built-in cupboard storage housing the boiler and ceiling lighting.

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.

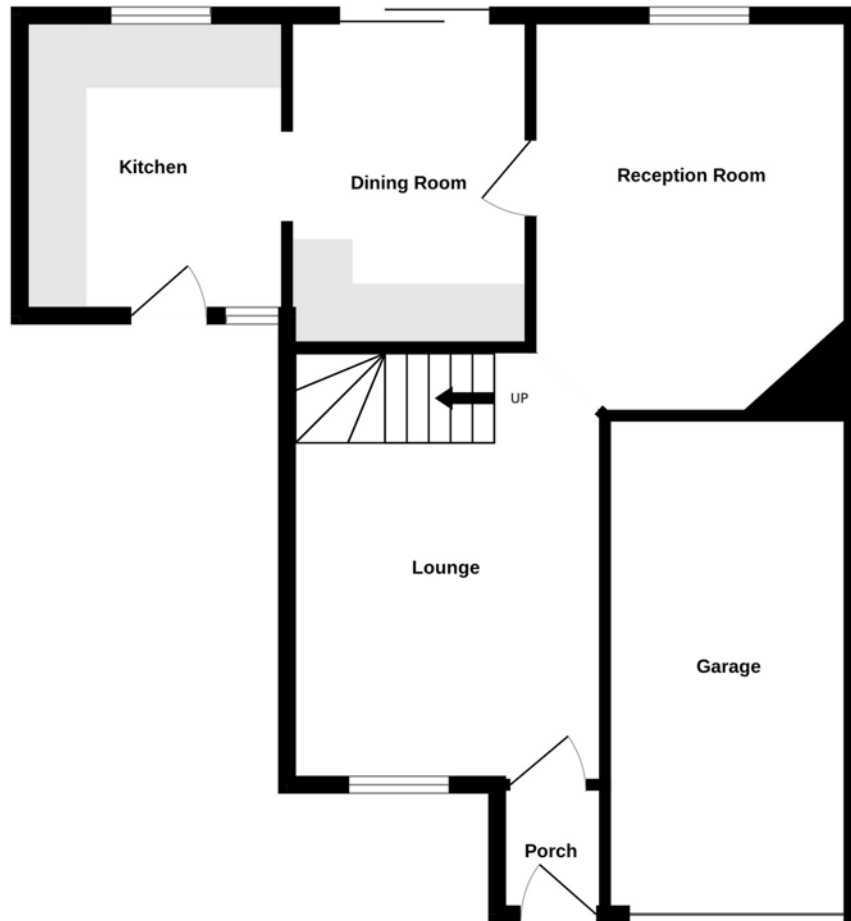
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

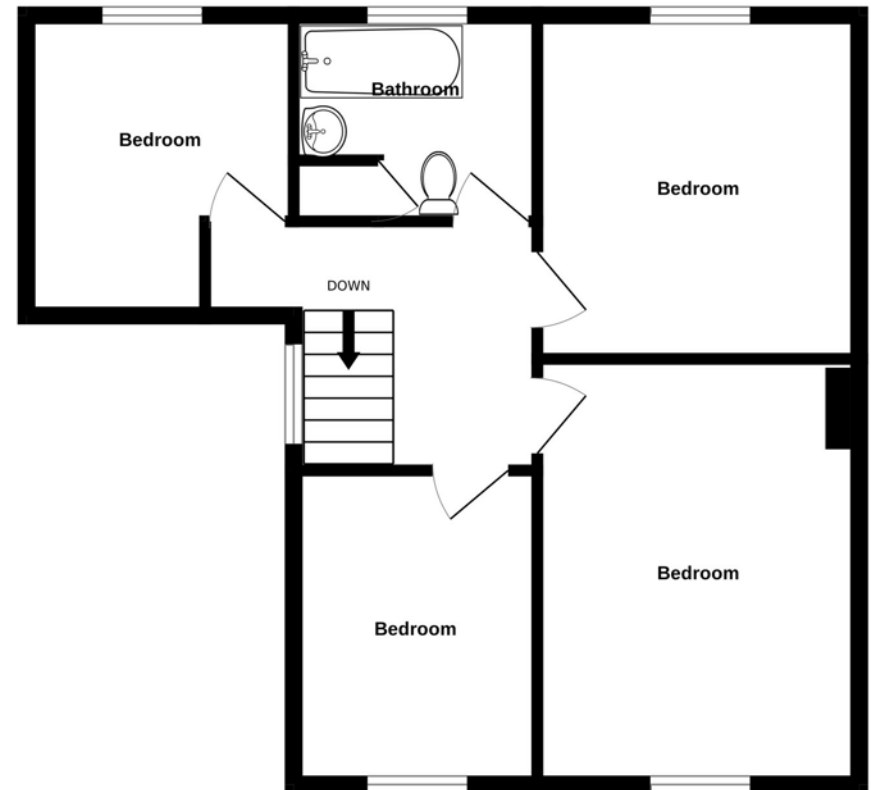
MISREPRESENTATION ACT 1967

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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