



**WYNALL LANE, WOLLESCOTE,
STOURBRIDGE DY9 9AA**



Taylor's

WYNALL LANE, WOLLESCOTE, STOURBRIDGE, DY9 9AA

A home ideal for those looking for a property to refurbish and improve. Situated upon a GENTLY ELEVATED POSITION giving SWEEPING VIEWS of STEVENS PARK, STOURBRIDGE and SURROUNDING AREAS, with OFF-ROAD PARKING, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING, stands this RARE OPPORTUNITY TO PURCHASE a THREE BEDROOM DETACHED FAMILY RESIDENCE. Having remained in the same family for multiple decades, this PROMINENT FAMILY HOME is now ready for it's new custodians with NO UPWARD CHAIN. The property comprises in brief; Entrance Hallway, lounge, dining room, kitchen with pantry, conservatory/lean-to, three bedrooms and family bathroom. The property further has a REAR GARDEN with PATIO AREA. This is a MUST VIEW property! To do so, please contact Taylor's Estate Agents STOURBRIDGE office. Council Tax Band D.



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

ENTRANCE HALLWAY 13'10" x 5'10"

Entered through a obscure glazed wood front door with adjoining wood frame obscure glazed side panels, having wall-mounted shelving, stairs with balustrade to first floor accommodation (later detailed), a gas central heating radiator, ceiling lighting and doors to further ground floor accommodation.



LOUNGE 13'8" x 13'8"

Entered through a door from the entrance hallway, having feature UPVC double glazed 'bay-style' window unit to front aspect, feature 'real-wood' log burning stove with tiled hearth, surround and wood mantle, a gas central heating radiator, fitted box unit housing meters and ceiling lighting.

DINING ROOM 11'9" x 11'9"

Entered through a door from the lounge and/or kitchen, having feature fireplace with brick surround, tiled hearth and wood mantle, UPVC double glazed window unit to side aspect, a gas central heating radiator and ceiling lighting.



KITCHEN 11'8" x 7'9"

Entered through a door from the entrance hallway, well-furnished with an oak-style kitchen. At floor level is a range of base units having both drawer and cupboard storage, space for fridge/freezer. Surmounted on top are roll-edged worktops having inset sink with drainer and hot/cold tap combination with further inset four-point gas hob.

OUTSIDE

This delightful family residence is situated on a desirable and gently elevated plot upon Wynall Lane in Wollescote, boasting views over Stevens Park and surrounding areas. Having never been sold before, it is a rare opportunity to purchase this detached family home. Upon approach, the property has a gentle sloping driveway providing off-road parking for multiple vehicles, together with mature shrubs and trees. To the rear of the property lies;

REAR GARDEN

Can be accessed either via the outdoor side access gate, or through the UPVC double glazed french door from conservatory/lean-to, having a mix of both lawn area and patio area, together with a quaint garden path leading to the rear of the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



At eye level is splashback tiling, integrated oven and grill combination, extractor fan, a good range of wall-mounted cupboard storage, a glazed window unit to garden aspect, a glazed wood door to garden aspect, a gas central heating radiator, door to pantry store and ceiling lighting.

CONSERVATORY/LEAN-TO 7'7" x 7'2"

Entered through a door from the kitchen, having multiple UPVC double glazed units to garden aspect, UPVC double glazed french door to garden aspect, door to store room housing boiler, ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 8'1" x 6'6"

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

BEDROOM ONE 13'8" x 10'10" (to wardrobes)

Entered through a door from the landing, having fitted wardrobes, PVC double glazed window unit to front aspect, a gas central heating radiator and ceiling lighting.

BEDROOM TWO 11'9" x 10'10" (to wardrobes)

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

BEDROOM THREE 10'2" (max) x 8'1"

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

FAMILY BATHROOM 8'5" x 8'1"

Entered through a door from the landing, appointed with a four-piece bathroom suite consisting of fitted bath with bath panel and hot/cold tap combination, corner shower unit with shower tray, glass shower screens and electric shower, vanity wash hand basin with hot/cold tap combination, pedestal toilet, a gas centrally heated towel rail, a gas central heating radiator, UPVC obscure double glazed window unit to garden aspect 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.

Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

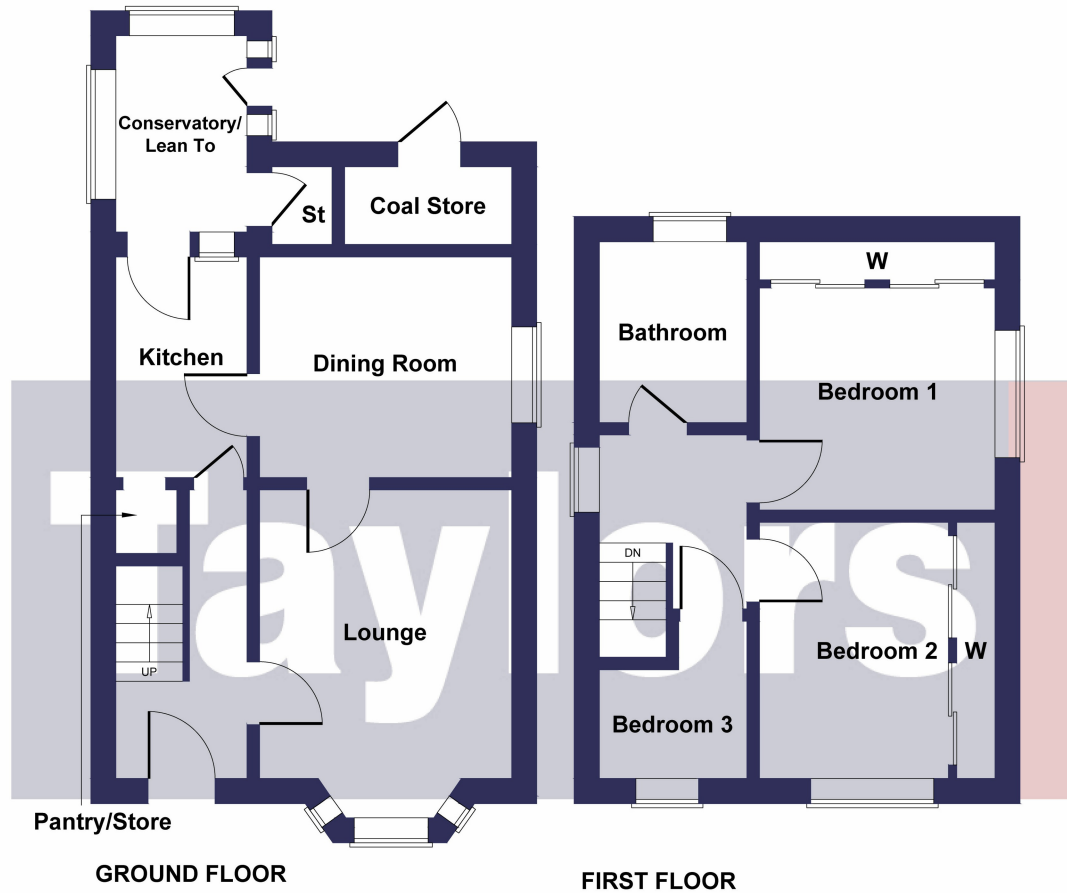
t. 01384 395555

f.01384 441206

e. stourbridge@taylors-estateagents.co.uk

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

FIRST 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).



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

www.taylors-estateagents.co.uk