



**RANDLE ROAD,
STOURBRIDGE DY9 7LN**





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Situated not far from **STOURBRIDGE TOWN CENTRE** and **STOURBRIDGE JUNCTION** and nestled within this **MOST POPULAR** and **CONVENIENT STOURBRIDGE ADDRESS**, stands this **THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, lounge, bathroom, kitchen with pantry, three good bedrooms and first floor w/c. To the front is **OFF-ROAD PARKING** provided by a driveway, with to the rear a **MOST GENEROUS GARDEN SPACE**. To arrange a viewing please contact Taylors Estate Agents **STOURBRIDGE** office. **Council Tax Band B**.

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

ENTRANCE HALLWAY 6'4" (max) x 4'7" (max)
Having obscure UPVC double glazed front door, a gas central heating radiator, stairs to first floor accommodation (later detailed), ceiling lighting and doors to all ground floor accommodation.

LOUNGE 15'3" (max) x 10'9" (max)
Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed window units to both front and garden aspect and ceiling lighting.

KITCHEN 11'10" (max) x 7'4" (max)
Entered through a door from the entrance hallway, well-furnished with a white kitchen arrangement. At floor level, range of base units having both cupboard and drawer storage, further having space and plumbing for washing machine and integrated oven. Surmounted on top, worktops having inset four-point gas hob and inset sink with drainer and mixer tap. At eye level, a gas central heating radiator, range of wall-mounted cupboard units, wall tiling, boiler, space for larder-style fridge/freezer combination, pantry store, UPVC double glazed window unit to garden aspect, obscure UPVC double glazed door to garden and ceiling lighting.

OUTSIDE

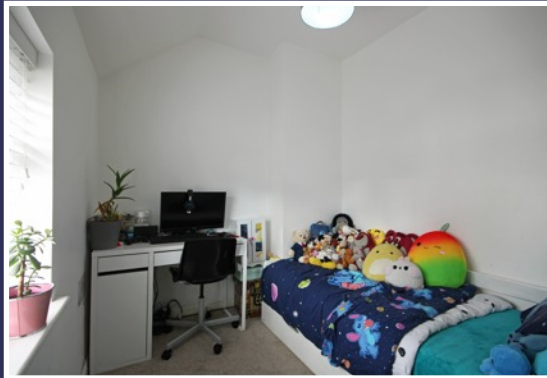
The property is located in a most popular and convenient address of Stourbridge, not far from great local schooling, Stourbridge Town Centre and Stourbridge Junction/Bus Station. On approach, the property greets you with a driveway providing off-road parking, and a side access point leading to;

REAR GARDEN

An extensive and generous space which is predominantly lawn, offering huge potential for its next custodian. Hosting mature trees, shrubs and plants, it is a delightful space to enjoy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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	



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BATHROOM 9'0" (max) x 4'7" (max)

Entered through a door from the entrance hallway, appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, glass shower screen and bath panel, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, a gas central heating radiator, wall and floor tiling, obscure UPVC double glazed window unit to garden aspect, extractor fan and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 15'7" (max) x 5'8" (max)

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

BEDROOM ONE 12'6" (max) x 9'2" (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 TWO 10'9" (max) x 7'9" (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 10'7" (max) x 7'5" (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.

FIRST FLOOR W/C

Entered through a door from the landing, appointed with pedestal toilet, wall-mounted wash hand basin with taps, a gas central heating radiator, obscure UPVC double glazed window unit to front aspect, splashback tiling 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 affect 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

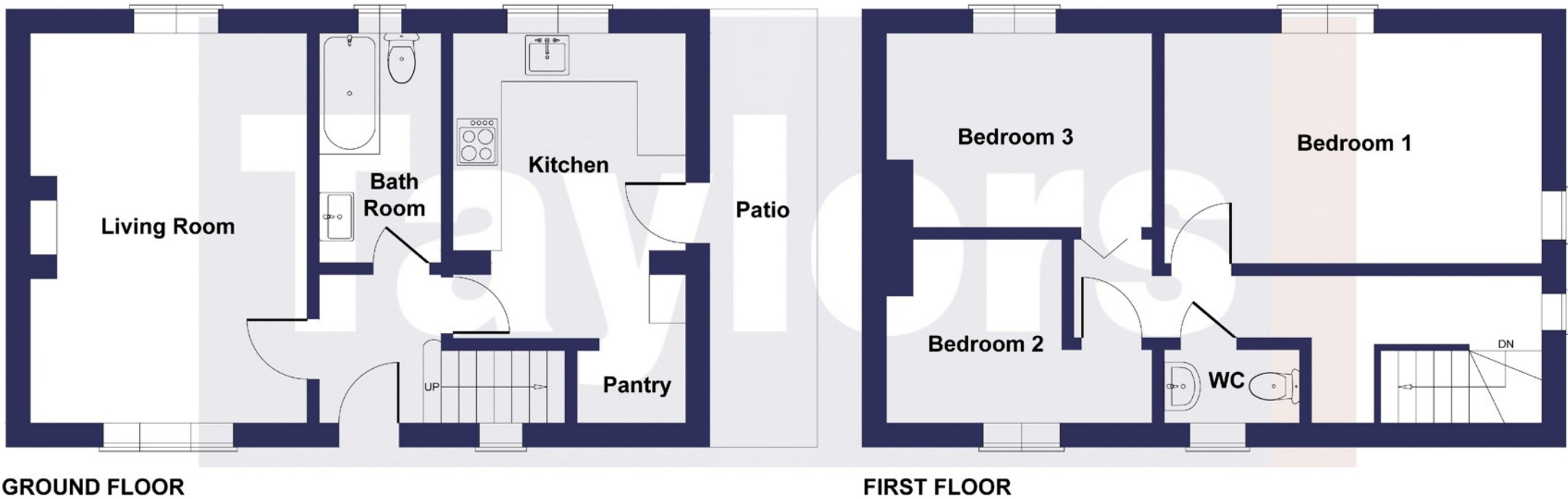
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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

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).



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