



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



## HAY GREEN, LYE, STOURBRIDGE DY9 7EG

Sitting at the head of a **QUIET** and **MOST ESTABLISHED CUL-DE-SAC ADDRESS**, twixt **STOURBRIDGE** and **LYE**, being **CONVENIENT** for **GREAT LOCAL SCHOOLS, SHOPS** and **SERVICES**, stands this **WELL-PLANNED** and **MUCH LOVED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance porch, dining room open to rear lounge, kitchen, three bedrooms and shower room. To the front lies a **TARMAC DRIVE** providing **AMPLE OFF-ROAD PARKING** with adjoining **LAWN AREA** and leading to an **INTEGRAL SINGLE GARAGE.**, with to the rear a **MOST PRIVATE** and **SUNNY ASPECT GARDEN** having both **PATIO** and **LAWN AREA**. Tenure: **FREEHOLD**. Construction: Standard brick construction with pitched tiled roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). A viewing is **ESSENTIAL** and to do so, please do contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band **B**. EPC **C**.



The property is set over two floors and comprises;

### GROUND FLOOR

#### ENTRANCE PORCH 4' 4" (max) x 3' 10" (max)

Having an obscure UPVC double glazed front door, wall lighting, multiple UPVC double glazed window units to front aspect and a door to the dining room.

#### DINING ROOM 13' 10" (max) x 10' 3" (max)

Entered through a door from the entrance porch having a gas central heating radiator, stairs with a balustrade to first floor accommodation (later detailed), UPVC double glazed window unit to front aspect, ceiling lighting and being open to the lounge.

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

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

#### KITCHEN 10' 10" (max) x 7' 2" (max)

Entered through a door from the lounge. At floor level there is a good range of base units having both drawer and cupboard storage, plumbing for washing machine, space for an oven and grill combination and space for a fridge/freezer. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap.



On approach the property greets you with a tarmac driveway providing ample off-road parking for multiple vehicles together with an adjoining lawn area this then leads to the property front aspect, side entrance and;

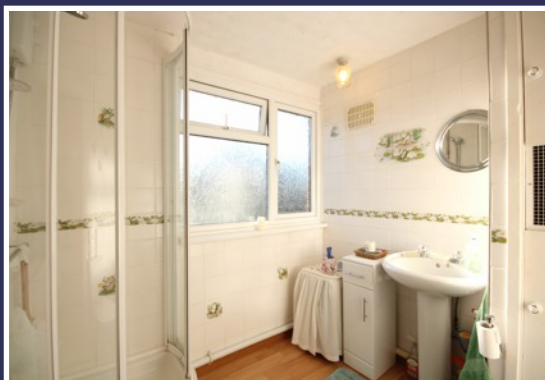
#### INTEGRAL GARAGE 15' 9" (max) x 7' 3" (max)

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

#### REAR GARDEN

A most pleasant and sunny space which has been immaculately landscaped and cared for for many years. Having both patio area and lawn area it is an ideal space for all 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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At eye-level there is good range of wall mounted cupboard units, splashback tiling, a UPVC double glazed window unit to side aspect and a UPVC double glazed French door to garden aspect and ceiling lighting.

### FIRST FLOOR

LANDING 7' 3" (max) x 5' 7" (max)

Accessed via stairs with a balustrade from the dining room having a gas central heating radiator, a UPVC double glazed window unit to side aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 14' 2" (max) x 10' 6" (max)

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

BEDROOM THREE 11' 0" (max) x 7' 2" (max)

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

SHOWER ROOM 7' 2" (max) x 7' 2" (max)

Entered through a door from the landing and appointed with a three piece shower suite consisting of a fitted corner shower with shower tray and sliding shower screen doors, a pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas central heating radiator, airing cupboard storage housing boiler, wall tiling and obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

### OUTSIDE

The property lies in a most charming and quiet cul-de-sac address twixt with Stourbridge and Lye, convenient for great local schooling, local shops and services together with close proximity to both Stourbridge town centre and Merry Hill shopping centre.

### 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.

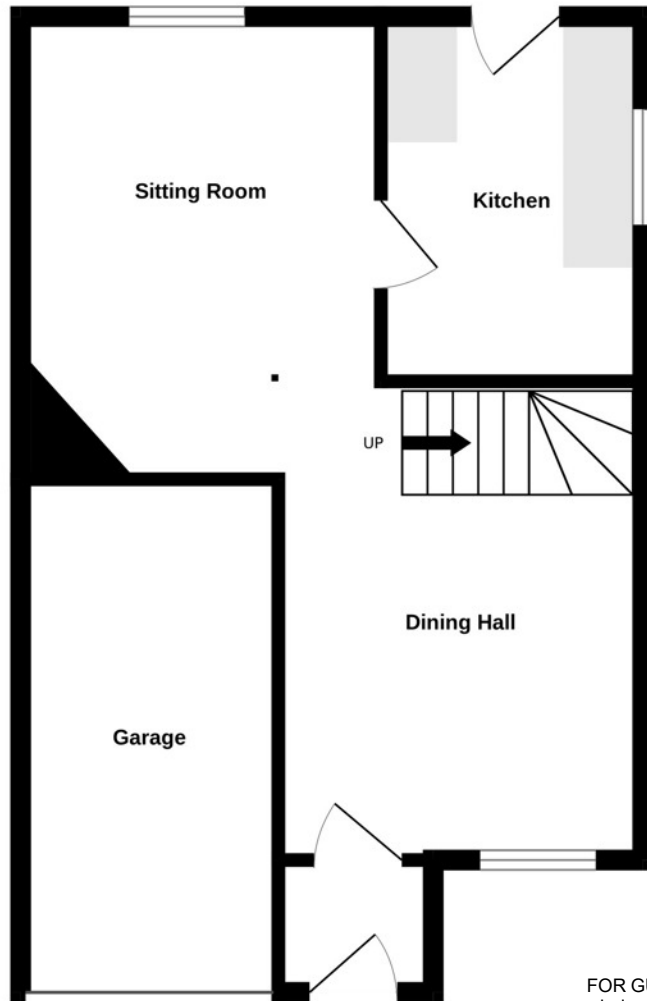
### PLANNING PERMISSION/ BUILDING REGULATIONS

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.

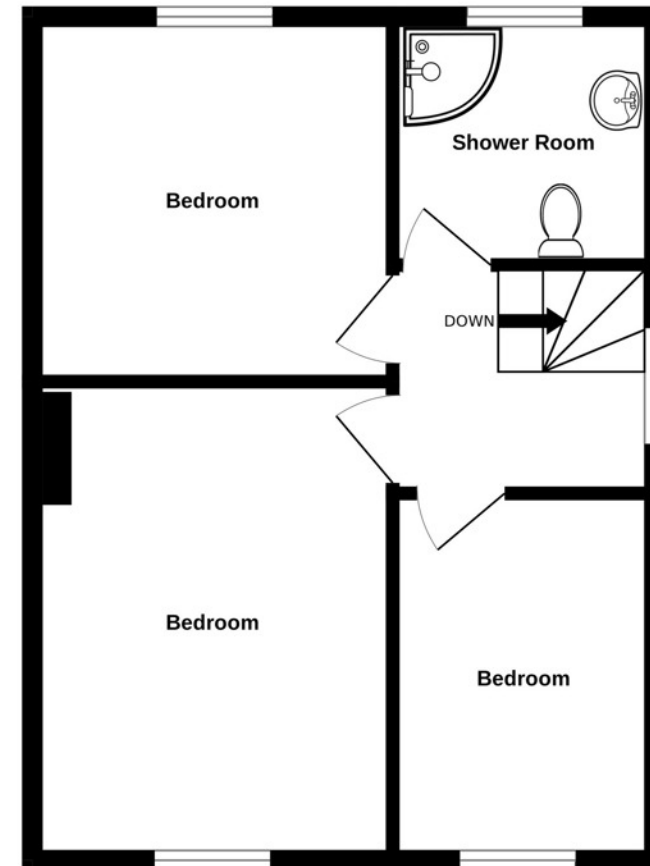
#### MISREPRESENTATION ACT 1967

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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