



**NEWLANDS CLOSE,
HAGLEY, STOURBRIDGE DY9 0GY**



NEWLANDS CLOSE, HAGLEY, STOURBRIDGE DY9 0GY

Available with **NO UPWARD CHAIN** stands this **DECEPTIVELY SPACIOUS** and **GENEROUS THREE BEDROOM MEWS STYLE FAMILY HOME**. Situated within the **EVER POPULAR** and **DESIRABLE** village of **HAGLEY**, which hosts a great range of **SHOPS, SERVICES, SCHOOLS** and **PUBLIC TRANSPORT LINKS**, this property is **NOT TO BE MISSED!** Having **DOUBLE GLAZING** and **ELECTRIC HEATING**, the property comprises in brief; Entrance hallway, downstairs w/c, lounge, dining room/snug, kitchen with separate utility, three bedrooms (master with en-suite, dressing area and 'Juliette' balcony and family bathroom. The property further comes with **TWO ALLOCATED PARKING SPACES**, along with multiple visitor spaces for friends, family and all. To view, do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** Office. This property is Leasehold and the details of which are as follows; Lease length (125 years from 1 January 2004), Current Ground Rent (£250.00 per annum) and current Service Charge (£2239.48 per annum). Council Tax Band D.



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

ENTRANCE HALLWAY 13'1" x 7'1"

A wood front door, adjoining UPVC double glazed window unit, stairs with balustrade to first floor accommodation, understairs storage, downstairs w/c, an electric radiator.

DOWNSTAIRS W/C 8'10" x 3'3"

Door from entrance hallway, pedestal toilet, pedestal wash hand basin with mixer tap, ceiling lighting, splashback tiling.

DINING ROOM/SNUG 10'7" x 8'1"

Door from entrance hallway, having electric radiator, UPVC double glazed unit and ceiling lighting.

LOUNGE 17'8" x 14'8"

Door from entrance hallway, having electric radiator, two UPVC double glazed window units and ceiling lighting.

KITCHEN 10'2" x 8'9"

Door from lounge, furnished with a range of base units at floor and wall level, integrated oven, space for fridge freezer.

BATHROOM 10'7" (max) x 6'9"

Door from landing, appointed with fitted bath with taps, pedestal toilet, pedestal wash hand basin with tap, electric heated towel rail, wall tiling, obscure UPVC double glazed window unit, ceiling lighting.

OUTSIDE

The property is situated within the desirable village and catchment of Hagley, which offers an array of good local schooling, shops, services and public transport links such as bus and train. On approach, the property is surrounded by communal garden space, together with having two allocated parking spaces nearby on the development.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Space for larger style fridge/freezer combination, worktops, four-point electric hob, sink with drainer and tap, splashback tiling, UPVC double glazed window unit, extractor fan, ceiling lighting.

UTILITY 9'0" x 4'9"

Door from kitchen, having plumb for washing machine, worktops, base units, sink with drainer and tap, splashback tiling, UPVC double glazed window unit and extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING 16'4" x 3'9"

Stairs with balustrade from entrance hallway, having electric radiator, loft hatch to loft space, ceiling lighting, airing cupboard storage and doors to first floor accommodation.

BEDROOM ONE 24'2" (max) x 9'8" (max)

Door from landing, having electric radiator, UPVC double glazed window unit, UPVC double glazed french doors to Juliette balcony, built-in wardrobes, ceiling lighting.

EN-SUITE 9'0" x 9'0" (max)

Door from bedroom one, having fitted electric shower with shower tray and shower screen doors, fitted bath with taps, pedestal toilet, pedestal wash hand basin with tap, electric heated towel rail, wall tiling, obscure UPVC double glazed window unit, ceiling lighting.

BEDROOM TWO 10'7" x 9'2"

Door from landing, having electric radiator, UPVC double glazed window unit and ceiling lighting.

BEDROOM THREE 9'1" x 6'1"

Door from landing, having electric radiator, UPVC double glazed window unit and ceiling lighting.



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f. 01384 441206

e. stourbridge@taylorsestateagents.co.uk

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 **LEASEHOLD**. 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).



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

www.taylors-estateagents.co.uk