



**MARINE CRESCENT,
WORDSLEY, STOURBRIDGE DY8 4XH**



MARINE CRESCENT, WORDSLEY, STOURBRIDGE DY8 4XH



Delightfully situated in this popular address located twixt Stourbridge and Kingswinford, this **MUCH IMPROVED AND EXTENDED, THREE-BEDROOM, SEMI-DETACHED FAMILY HOME** has both gas central heating and double glazing. Planned over two floors yet with a revised ground floor layout, the accommodation briefly comprises: Reception Hall, Sitting Room, Extended Breakfast Room to Dining Room (or Further Sitting Room), Pale Grey Kitchen, Utility Room, Landing, Three Bedrooms and Modern White Bathroom. Drive to Garage and with an Enclosed Rear Garden. Council Tax Band C.

In further detail the accommodation which is planned over two floors is seen here to comprise;

GROUND FLOOR

A side facing UPVC Georgian styled door opens to the;

RECEPTION HALL

With a UPVC double glazed window to the front and stairs which lead off and rise to the first floor accommodation (later mentioned). In addition there is a central heating radiator, ceiling light point, oak styled laminate flooring and a white painted "Regency styled" door which opens to;

SITTING ROOM 15' 1" x 12' 6" (minimum)

With a UPVC double glazed bow window to the front and further with a feature "Adam styled" fireplace having a gently raised and projecting hearth together with a part recessed "coal effect" living flame styled gas fire. Central heating radiator, provisions for a television, oak styled laminate flooring, versatile understair cupboard, coving to the ceiling, two ceiling light points and with a white painted Regency styled door to;

SUCCESSFULLY REPLANNED AND EXTENDED DINING KITCHEN

Arranged in three distinct parts, initially with a;

BREAKFASTING OR SITTING AREA 9' 0" x 7' 9"

Which includes a continuation of the oak styled laminate flooring from the principal sitting room, a central heating radiator, coving to the ceiling and ceiling light point. An open approach extends to the;

DINING ROOM AREA 10' 5" x 9' 1"

With UPVC double glazed double opening doors and adjoining double glazed panels opening and viewing to the enclosed rear garden and further with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Oak styled laminate flooring, central heating radiator, coving to the ceiling and with a ceiling light point.



LINEN CUPBOARD

Conveniently approached off the landing housing the gas fired boiler system and providing for general purpose storage space.

OUTSIDE

Favouring a position within this established address, this WELL ARRANGED, THREE BEDROOM, SEMI-DETACHED HOME is set back behind an easily manageable frontage, with a low level wall in part concealing the barked foregarden and with an adjoining driveway providing for vehicular parking space as well as an approach to the property's principal side facing entrance and to the;

GARAGE 16' 7" x 8' 0"

With an up-and-over door, concrete floor, fluorescent ceiling strip light and with a rear pedestrian door returning to the earlier mentioned utility.

ENCLOSED REAR GARDEN

With a patio area adjoining a level lawn, coupled with borders having an array of shrubs and flowers. This is an enclosed aspect and one which may be either approached from the dining room area or from the utility.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

From the earlier mentioned breakfasting/sitting area, an open arch provides an approach to the;

FITTED KITCHEN 8' 9" x 7' 8"

With a range of pale grey "shaker styled" cupboard fronted units, and with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces. There is an inset one and a half bowl sink and drainer having mixer tap over and complementary splashback tiling which forms a surround to the work surfaces. The built-in "stainless steel" cooker arrangement comprises a "four burner" gas hob, electric double oven below with integrated grill and a stainless steel splashback rises to a stainless steel canopy hood having a glass frame surround. Selection of wall mounted cupboards providing additional storage space, coving to the ceiling, ceiling light point and with a tiled flooring extending through to a;

REAR HALL AREA

With UPVC double glazed window to the rear, coving to the ceiling, ceiling light point and with a door opening to;

UTILITY 8' 6" x 6' 0"

With a UPVC double glazed window and UPVC part double glazed door to the rear garden, together with fitted "gloss cupboard fronted" base cupboards having a work surface above. Additional wall mounted storage and with suitable space and plumbing for an automatic washing machine. Other appliance space, tiled floor, coving to the ceiling, ceiling light point and with a door to the GARAGE (later mentioned).

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

LANDING

With a UPVC obscure double glazed window to the side, central heating radiator, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 12' 10" x 9' 3"

With a broad UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM TWO 11' 7" x 7' 2" (minimum not including door recess)

With a UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling light point and with a built-in wardrobe having integral shelf and hanging rail.

BEDROOM THREE 7' 5" x 6' 1"

With a UPVC double glazed window to the front, coving to the ceiling and ceiling light point.

BATHROOM 8' 0" x 5' 8" (when measured at widest points)

With UPVC obscure double glazed windows to the rear and side, and being appointed with a white suite to include a moulded panelled bath having shower over, complementary clear glazed shower screen and with full height splashback tiling forming a surround which continues with a border tile detail to both the pedestal wash hand basin and low level WC. Fashionable "ladder styled" heated towel radiator, tiled floor and with a ceiling light point.

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.

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

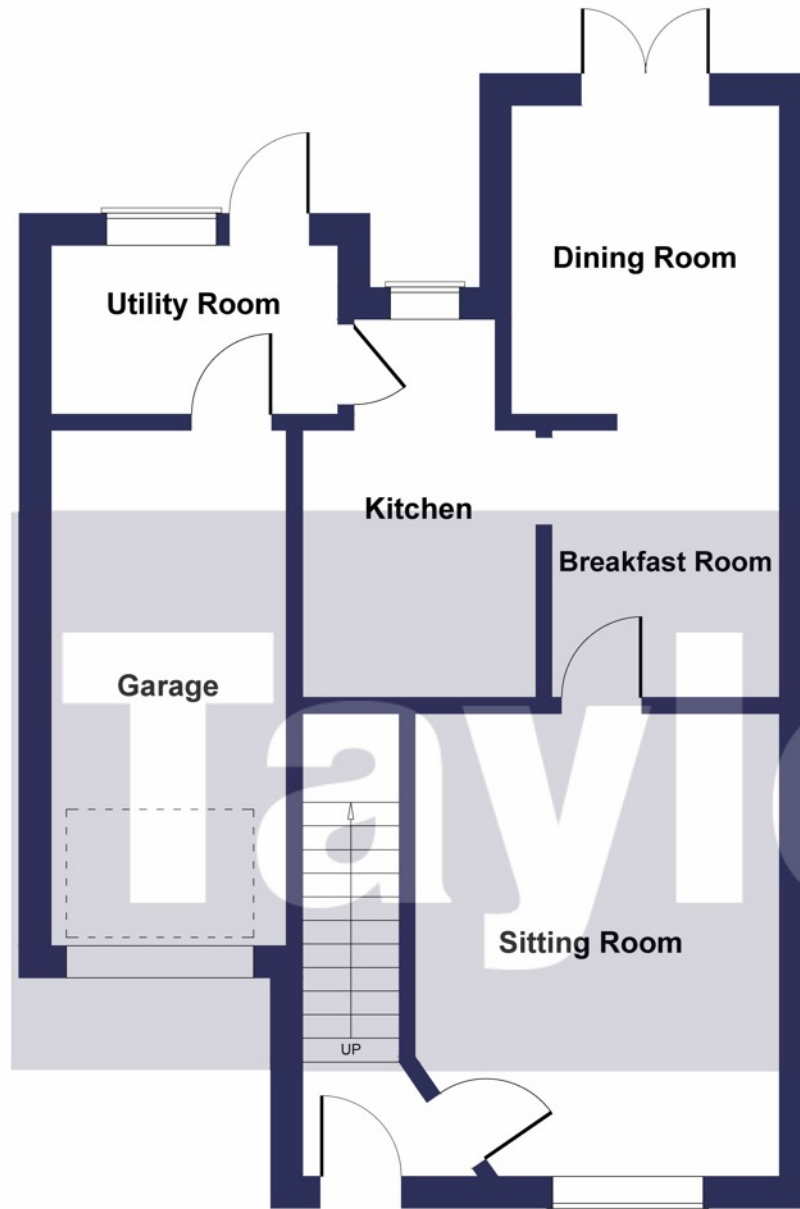
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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.

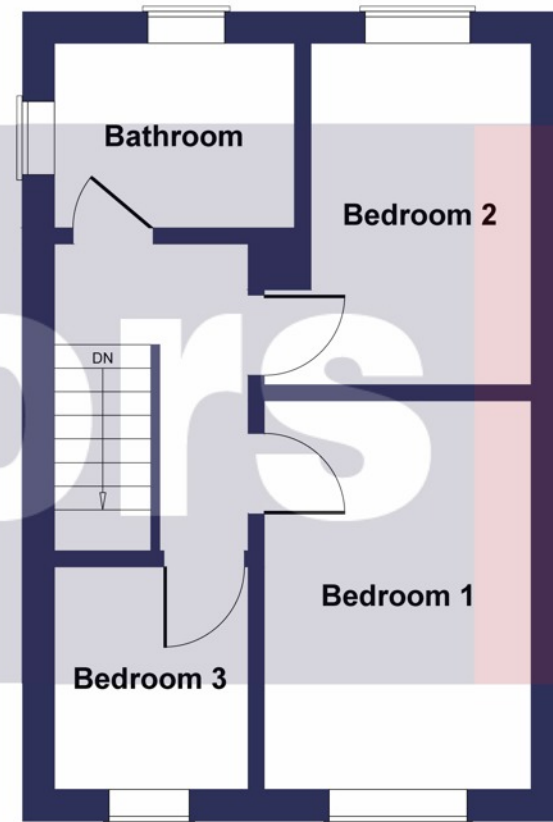
PLANNING PERMISSION/ BUILDING REGULATIONS

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.



GROUND 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).



FIRST FLOOR



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

www.taylors-estateagents.co.uk