



**LAWN AVENUE, 'OLD QUARTER',  
STOURBRIDGE DY8 3UR**

**Taylor's**

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**DELIGHTFULLY SITUATED** within the 'OLD QUARTER' of STOURBRIDGE TOWN, not far from GREAT LOCAL PARKS (such as MARY STEVENS and SWAN POOL), SCHOOLING, SHOPS and SERVICES, stands this RARE OPPORTUNITY TO PURCHASE this MOST CHARMING and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM MID-TERRACE FAMILY HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the property comprises in brief; Entrance hallway, downstairs w/c, dining room, lounge, kitchen with adjoining utility, three double bedrooms and most generous family bathroom. AMPLE OFF-ROAD PARKING is provided by a BLOCK-PAVED DRIVEWAY to the front, with to the rear a MOST ENDEARING and SIZABLE GARDEN. A viewing is ESSENTIAL to FULLY APPRECIATE! To do so, please contact Taylor's Estate Agents STOURBRIDGE office. Council Tax Band B.



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

### ENTRANCE HALLWAY 13'3" x 6'6"

Entered through an obscure glazed front door, having downstairs storage, stairs with balustrade to first floor accommodation (later detailed), downstairs w/c, a gas central heating radiator, ceiling lighting and doors to all first floor accommodation.



### DOWNSTAIRS W/C 5'0" x 4'9"

Entered through a door from the entrance hallway, having wall mounted wash hand basin with hot/cold tap combination, pedestal toilet, a gas central heating radiator, obscure double glazed window unit to front aspect, ceiling light point and two cupboard units; one housing the electric meter and the other housing the gas and water meters.

### DINING ROOM 11'10" x 9'10"

Entered through a door from the entrance hallway, having a gas central heating radiator, double glazed window unit to front aspect, feature fire and ceiling lighting.



### LOUNGE 13'5" x 11'9"

Entered through a door from the entrance hallway, having a gas central heating radiator, feature fire, double glazed patio door to garden aspect, ceiling beams and ceiling lighting.

### KITCHEN 12'0" x 8'5"

Entered through an opening from the entrance hallway, well furnished with a shaker-style country kitchen.

### OUTSIDE

The property is delightfully situated in the 'Old Quarter' of Stourbridge Town, not far from great local schooling, parks, shops and services. Upon approach, the property greets you with a full-width block-paved driveway providing ample off-road parking for multiple vehicles, together with a small potting bed which holds established plants and flowers. Through and down the side passageway, leads to;

### REAR GARDEN

Can be accessed via the property's side shared passageway or via the patio door from the lounge, it is a most charming and 'full of character' garden space which has been well-loved for many years. There are two large garden sheds and a small raised pond with seating. With a delightful mix of shrubs, plants and trees, it is a most mature garden area which can be enjoyed by all.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(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@taylors-estateagents.co.uk](mailto:stourbridge@taylors-estateagents.co.uk)

At floor level, a good range of base units having both cupboard and drawer storage, further housing plumbing for integrated dishwasher. Surmounted on top are roll-edged worktops having inset four point gas hob and inset double sink with drainer and mixer tap. At eye level, good range of wall-mounted cupboard and larder-style units, housing integrated oven and grill, integrated larder fridge freezer combination, splashback tiling, brick 'pizza-oven style' opening to lounge aspect, double glazed window unit to garden aspect, extractor fan and ceiling lighting.

**UTILITY 6'9" x 4'10"**

Entered through an opening from the kitchen, having roll-edged worktop, plumbing for washing machine, stable door to side access and ceiling lighting.

**FIRST FLOOR ACCOMMODATION**

**GALLERY LANDING 12'1" x 6'6"**

Accessed via stairs with balustrade from the entrance hallway, having double glazed window unit to front aspect, loft hatch with ladder to loft space with majority boarding and lighting. Airing cupboard storage, ceiling lighting and doors to all first floor accommodation.

**BEDROOM ONE 12'2" x 12'0"**

Entered through a door from the gallery landing, having a gas central heating radiator, fitted wardrobes, built-in shelving, double glazed window unit to garden aspect and ceiling lighting.

**BEDROOM TWO 12'3" x 9'7"**

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

**BEDROOM THREE 12'1" x 9'10"**

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

**BATHROOM 9'1" x 8'5"**

Entered through a door from the gallery landing, well-appointed with a four-piece bathroom suite consisting of corner bath with hot/cold tap combination, corner shower with shower tray and glass shower screen door, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, two double glazed window units to garden aspect, extractor fan, a gas central heating radiator, splashback tiling, built-in cupboard storage and spotlight 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 and curtains are also included. 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.

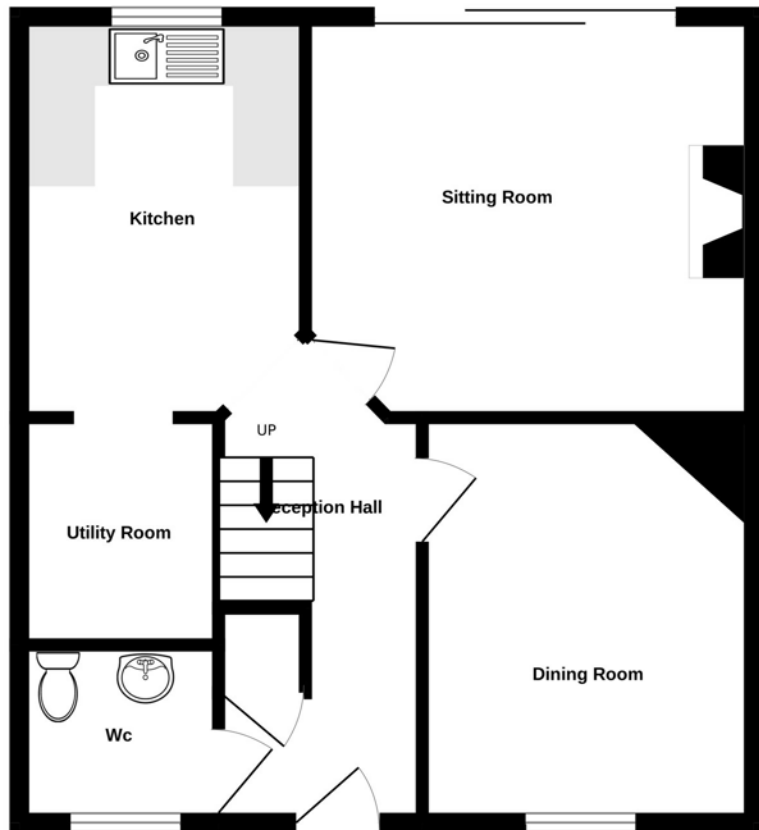
**PLANNING PERMISSION/ BUILDING REGULATIONS**

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.

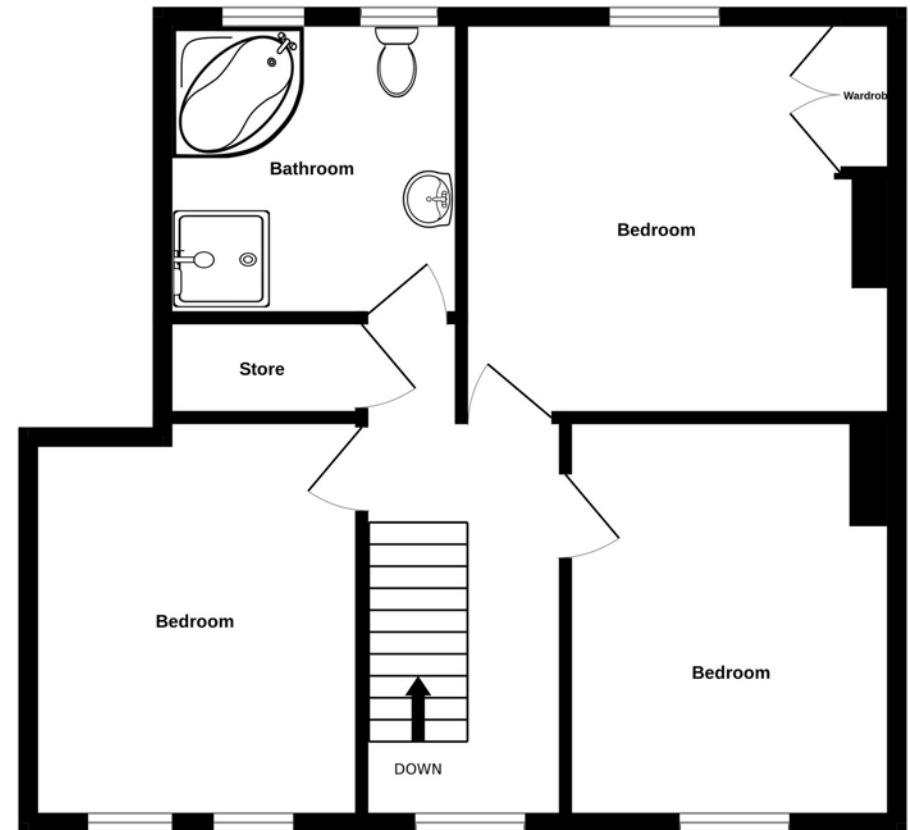
**MISREPRESENTATION ACT 1967**

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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