



**MARGARET DRIVE, OLDSWINFORD
STOURBRIDGE DY8 1NE**



Taylor's

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Located within a **HIGHLY DESIRABLE** and **MOST POPULAR CUL-DE-SAC ADDRESS** upon a **CORNER PLOT POSITION** in **OLDSWINFORD**, not far from **STOURBRIDGE JUNCTION, OLDSWINFORD VILLAGE** and **SUPERB LOCAL SCHOOLING**, stands this **EXTENDED** and **SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance porch, downstairs w/c, entrance hallway, two reception rooms, kitchen open to a breakfast dining area, utility room, three good bedrooms and a modern shower room. To the front lies **GENEROUS LAWN AREA** with **AMPLE BLOCK-PAVED OFF-ROAD PARKING** leading to a **SINGLE GARAGE**, with to the rear a **MOST PRIVATE** and **PLEASANT GARDEN** with both **LAWN** and **PATIO AREA**. In order to arrange a viewing, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band C.

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

ENTRANCE PORCH 8'7" (max) x 4'8" (max)

Having UPVC front entrance door, UPVC double glazed units to front aspect, wall lighting, tiled floor and door to downstairs w/c.

DOWNSTAIRS W/C 6'4" (max) x 6'0" (max)

Door from entrance porch, having pedestal toilet, pedestal wash hand basin with hot/cold tap combination, boiler, two obscure UPVC double glazed window units and ceiling lighting.

ENTRANCE HALLWAY 10'10" (max) x 3'3" (max)

Entered through a glazed door from entrance porch, having a gas central heating radiator, two built-in storage cupboards, stairs to first floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation.

SITTING ROOM/DINING ROOM 11'0" (max) x 10'9" (max)

Entered through a door from the entrance hallway, having a gas central heating radiator, two UPVC double glazed units to front aspect and ceiling lighting.

LOUNGE 15'1" (max) x 10'9" (max)

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

SHOWER ROOM 6'6" (max) x 6'4" (max)

Entered through a door from the landing, well-appointed with a three-piece shower suite consisting of walk-in shower with shower tray and glass shower screen, pedestal wash hand basin with hot/cold tap combination, pedestal toilet, a gas centrally heated towel rail, wall tiling, obscure UPVC double glazed window unit to garden aspect, extractor fan, cupboard storage and ceiling lighting.

OUTSIDE

The property is delightfully situated in a highly desirable and popular cul-de-sac address upon a corner plot in Oldswinford. On approach, the property greets you with a generous wide plot with driveway, sweeping front lawn area and single garage. To the rear stands;

GARDEN

Found to the rear, it is a great space having both patio and lawn area. Very private and sunny, it is a perfect space to relax in and also to entertain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(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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KITCHEN 13'10" (max) x 6'2" (max)

Entered through a door from the entrance hallway. At floor level, good range base units having both cupboard and drawer units, plumbing for integrated dishwasher, integrated fridge, integrated freezer, integrated oven and grill combination. Surmounted on top, roll-edged worktops having inset four-point electric hob and inset sink with drainer and mixer tap. At eye level, a gas central heating radiator, space for larder style fridge/freezer combination, pantry store, good range wall mounted cupboard units, extractor fan, UPVC double glazed window unit to garden aspect, ceiling lighting and opening to breakfast room.

BREAKFAST ROOM 9'1" (max) x 8'1" (max)

Open from kitchen, having UPVC double glazed french doors to garden aspect with adjoining UPVC double glazed panels, ceiling lighting.

UTILITY 8'2" (max) x 6'8" (max)

Having UPVC double glazed door from garden, plumbing for washing machine and tumble dryer, UPVC double glazed window unit to garden aspect and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 14'2" (max) x 10'1" (max)

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

BEDROOM ONE 11'5" (max) x 11'0" (max)

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

BEDROOM TWO 11'5" (max) x 10'9" (max)

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

BEDROOM THREE 9'10" (max) x 7'9" (max)

Entered through a door from the landing, having built-in wardrobe, UPVC double glazed window unit to garden aspect, a gas central heating radiator 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 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

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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