



**PRESCOT ROAD, OLDSWINFORD,  
STOURBRIDGE DY9 7LD**





# Taylor's

## PRECOT ROAD, OLDSWINFORD, STOURBRIDGE, DY9 7LD

Situated on the edge of OLDSWINFORD, being well placed for access to Stourbridge Junction, Stourbridge Town Centre and Merry Hill, lies this **RATHER DECEPTIVE, LARGE AND EXTENDED THREE BEDROOM END OF TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance Hallway, lounge, dining room (potential fourth bedroom) downstairs shower room, kitchen, utility with w/c, three bedrooms and bathroom. At the front is **AMPLE OFF-ROAD PARKING** provided by a **CONCRETE DRIVEWAY** along with small **FRONT GARDEN**, while to the rear stands a **GENEROUS SIZED GARDEN** with **LARGE LAWN AREA**. To arrange a viewing, 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

Entered through a UPVC obscure double glazed side entrance door, a gas central heating radiator, stairs to first floor accommodation (later detailed) and a door leading to;

### LOUNGE 15'0" x 12'1"

Entered through a door from the entrance hall, having feature gas fire with 'Victorian-style' patterned tiling, stone hearth and wood engraved mantle surround, a gas central heating radiator, two UPVC double glazed window units to front aspect and ceiling lighting.

### DINING ROOM (potential fourth bedroom) 11'4" x 8'7"

Entered through a door from the lounge, having UPVC double glazed window unit to front aspect, a gas central heating radiator, loft hatch to extension lost space and ceiling lighting.

### DOWNSTAIRS SHOWER ROOM 11'4" x 7'2"

Entered through a door from dining room, well-appointed with three-piece shower suite consisting of 'walk-in' electric shower with shower tray and glass shower screens, fitted vanity unit housing wash hand basin with mixer tap, cupboard storage and toilet, a gas central heating radiator, tall full height vanity storage unit wall-mounted, half height tiling (full height within electric shower), wall-mounted glass cabinet, UPVC obscure double glazed window unit to rear garden aspect and ceiling lighting.

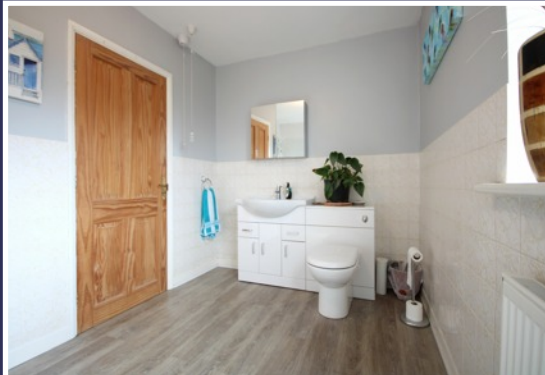
Further arrangements include a gas central heating radiator, half height wall tiling, built-in wall mirror, UPVC obscure double glazed window unit to front aspect, airing cupboard storage and ceiling lighting.

### OUTSIDE

Located on the fringes of Oldswinford, well-placed for local schools, shops, services and transport links, the property is approached via a gated driveway with lawn area and potting beds housing plants and shrubs. To the rear;

### GENEROUS GARDEN

Accessed either via the side access or via the 'verandah style' wood conservatory door, the rear garden is generous in size with a large lawn area, surround by mature ferns and having a 'stone-edged' rectangle potting section filled with bark creating a presentation platform for multiple pots.



Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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 12'1" x 8'5"**

Entered through a door from the lounge, furnished with an 'oak-styled' kitchen. At floor level are a range of fitted base units having both drawer and cupboard storage, further housing plumbing for built-in dishwasher, washing machine, fridge, freezer and integrated oven. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap and a four-point gas hob with above extractor fan. At eye level, there is splashback tiling adjoining the worktops, and a range of wall-mounted units providing cupboard storage and built-in pantry style cupboard storage. To rear aspect is two UPVC double glazed window units and a UPVC double glazed door to rear garden aspect

**UTILITY/DOWNSTAIRS W/C**

With a door from the kitchen, having space for a tall larder fridge freezer, storage, a gas central heating radiator, pedestal toilet and ceiling lighting.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

With stairs from entrance hallway, having loft hatch to loft access, ceiling lighting and doors to first floor accommodation.

**BEDROOM ONE 12'1" x 9'4"**

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 12'1" x 8'8"**

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

**BEDROOM THREE 8'0" x 6'7"**

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

**BATHROOM 7'7" x 6'1"**

Entered through a door from the landing, appointed with a three-piece bathroom suite consisting of fitted bath with hot/cold tap arrangement and overhead electric shower with glass screen, fitted vanity unit housing wash hand basin with mixer tap and pedestal toilet.

**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.

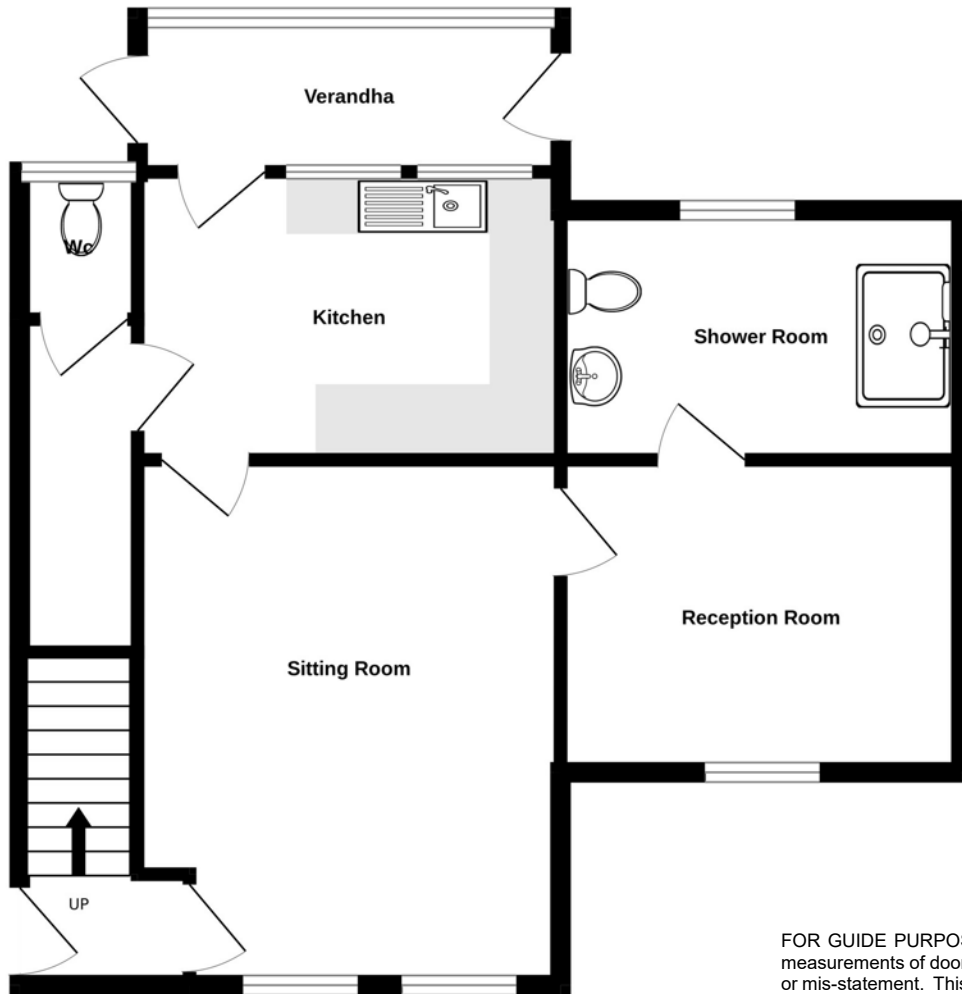
**PLANNING PERMISSION/ BUILDING REGULATIONS**

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.

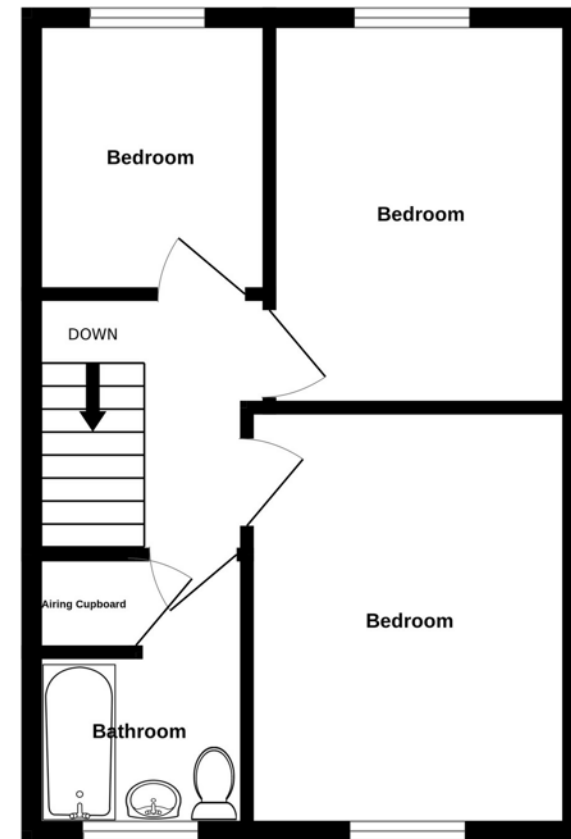
**MISREPRESENTATION ACT 1967**

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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