



**MEADOW PARK ROAD,
WOLLASTON, STOURBRIDGE DY8 4TU**





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AVAILABLE WITH NO UPWARD CHAIN! OCCUPYING a TRULY PLEASANT SETTING within this **HIGHLY REGARDED CUL-DE-SAC ADDRESS** of **WOLLASTON**, stands this **WELL-PLANNED** and **ATTRACTIVE-STYLE TWO BEDROOM SEMI-DETACHED BUNGALOW**. Built for those aged 55 and over, and further not far from **IDYLLIC CANALSIDE WALKS** and **PUBLIC TRANSPORT LINKS** (such as bus), the accommodation comprises in brief; Entrance hallway, kitchen, lounge, two bedrooms and modern shower room. **OFF-ROAD PARKING** via a **DRIVEWAY** with adjoining **FRONT GARDEN** further leading to **UNDERCOVER CARPORT** adorns the front, with to the rear a **SPACIOUS** and **SUNNY ASPECT GARDEN**. To arrange a viewing, please do not hesitate to contact **Taylors Estate Agents STOURBRIDGE** office. Tenure: Freehold. Construction: Brick Built with a tiled, pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC C.



The accommodation is set over a singular level and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 5' 6" (max) x 2' 9" (max)
Having an obscure UPVC double glazed front door, two built-in cupboard units, ceiling lighting and doors to further accommodation.



KITCHEN 8' 6" (max) x 5' 8" (max)
Entered through a door from the entrance hallway. At floor level base units having both drawer and cupboard storage, space for oven and grill with hob combination, space and plumbing for washing machine and a gas central heating radiator. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level wall mounted cupboard units, splashback tiling, two times glazed units to front aspect, wall mounted boiler and ceiling lighting.



LOUNGE 16' 8" (max) x 11' 8" (max)
Entered through a door from the entrance hallway having feature fireplace with gas point, surround, hearth and mantle,

On approach the accommodation greets you with off-road parking via a driveway further with adjoining front lawn area with mature shrubs and leading to the front elevation and an undercover carport. To the rear stands;

GARDEN
Truly generous in size it is a spacious and sunny aspect space having both patio and lawn areas, further with a truly private element it is a superb space to enjoy some gardening pursuits and to relax.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	69	
(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	



UPVC double glazed bay aspect window unit to front aspect, gas central heating radiator, both wall and ceiling lighting and door to the internal hallway.

INTERNAL HALLWAY

Entered through a door from the lounge having loft hatch to loft space and doors to both bedrooms and shower room.

BEDROOM ONE 10' 4" (max) x 9' 1" (max)

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

BEDROOM TWO 8' 3" (max) x 7' 3" (max)

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

SHOWER ROOM 6' 0" (max) x 5' 6" (max)

Entered through a door from the internal hallway being well appointed with a three piece shower suite consisting of fitted corner shower with shower tray and sliding shower screen doors, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, wall tiling, a gas centrally heated towel rail, wall mounted cupboard unit, an obscure UPVC double glazed window unit to side aspect and ceiling lighting.

OUTSIDE

This well planned bungalow sits within a truly pleasant setting in this highly regarded and established cul-de-sac address of Wollaston.



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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

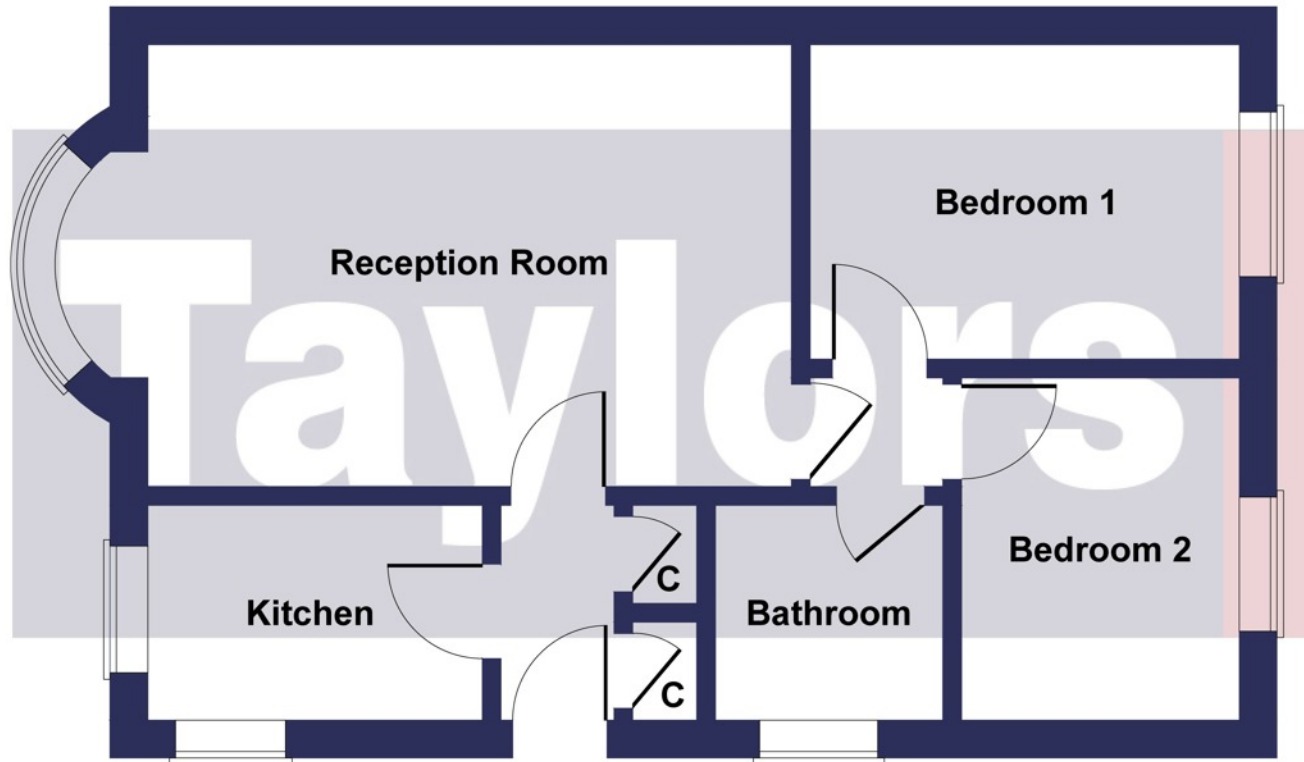
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PLANNING PERMISSION/ BUILDING REGULATIONS

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.



FOR GUIDE PURPOSES ONLY:

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