



**BIRCHFIELD ROAD,
WOLLESCOTE, STOURBRIDGE DY9 9BU**

Taylor's

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Set back beyond a **GATED PAVED DRIVEWAY** providing **OFF-ROAD PARKING** together with adjoining **FRONT LAWN AREA**, further **CONVENIENTLY LOCATED** within **WOLLESCOTE**, not far from **GREAT LOCAL SCHOOLS, SHOPS/SERVICES** and **LOCAL PARKS** (such as Stevens Park) stands this **EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, this **GENEROUS HOME** comprises in brief; Entrance hallway, double-aspect lounge, breakfast kitchen, conservatory, ground floor bathroom, first floor landing, three good bedrooms and first floor w/c. To the rear stands a **SUNNY ASPECT GARDEN SPACE** with both **PATIO** and **LAWN AREA**. To arrange a viewing at the **VERY EARLIEST CONVENIENCE**, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Brick built with tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **B**. EPC **C**.

The property accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 5' 10" (max) x 4' 8" (max)

Having an obscure UPVC double glazed front door, an obscure UPVC double glazed window unit to front aspect, stairs to first floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation.

LOUNGE 15' 5" (max) x 10' 10" (max)

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

KITCHEN 15' 4" (max) x 8' 2" (max)

Entered through a door from the entrance hallway. At floor level there are a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine and space for a fridge and a freezer. Surmounted on top are roll edged work tops having inset four point gas hob combination and inset sink with a drainer and mixer tap. At eye-level there is gas central heating radiator, splashback tiling, breakfast bar arrangement, wall mounted and larder style cupboard units with the larder style housing an integrated oven and grill combination, an obscure UPVC double glazed window unit to front aspect and a UPVC double glazed window unit to conservatory aspect, ceiling lighting and a UPVC double glazed French door to the conservatory.

OUTSIDE

The property is located in a most popular Wollescote residential address, highly convenient for great local schools, nearby shops and services and local parks such as Stevens Park. On approach the property is set back beyond a gated paved driveway providing off road parking together with an adjoining front lawn area leading up to the front elevation. To the rear stands;

REAR GARDEN

Located to the rear of the property it can be accessed either via the property's side access point or through the dwelling and through the UPVC double glazed French doors from the conservatory. It is a truly sunny and private space having both patio and lawn area to be enjoyed by all and further making it ideal for alfresco dining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(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	





CONSERVATORY 8' 4" (max) x 7' 7" (max)

Entered through a door from the kitchen having wall lighting, a UPVC double glazed window unit to garden aspect and a UPVC double glazed French door to garden aspect.

BATHROOM 8' 10" (max) x 4' 7" (max)

Entered through a door from the entrance hallway and well appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, fitted bath panel and glass shower screen, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, wall tiling, floor tiling, a gas centrally heated towel rail, ceiling lighting and an obscure UPVC double glazed window unit to garden aspect.

FIRST FLOOR

LANDING 15' 4" (max) x 5' 4" (max)

Accessed via stairs from the entrance hallway having a gas central heating radiator, UPVC double glazed window unit to front aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13' 5" (max) x 9' 1" (max)

Entered through a door from the landing having a gas central heating radiator, fitted wall shelving, two UPVC double glazed window units to garden aspect and ceiling lighting.

BEDROOM TWO 10' 9" (max) x 8' 5" (max)

Entered through a door from the landing having a gas central heating radiator, a UPVC double glazed window unit to garden aspect, built-in cupboard storage housing the boiler and ceiling lighting.

BEDROOM THREE 11' 0" (max) x 6' 7" (max)

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

FIRST FLOOR WC

Entered through a door from the landing having pedestal toilet, pedestal wash hand basin with hot and cold tap combination, floor tiling, a gas central heating radiator, an obscure UPVC double glazed window to front aspect and ceiling lighting.



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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

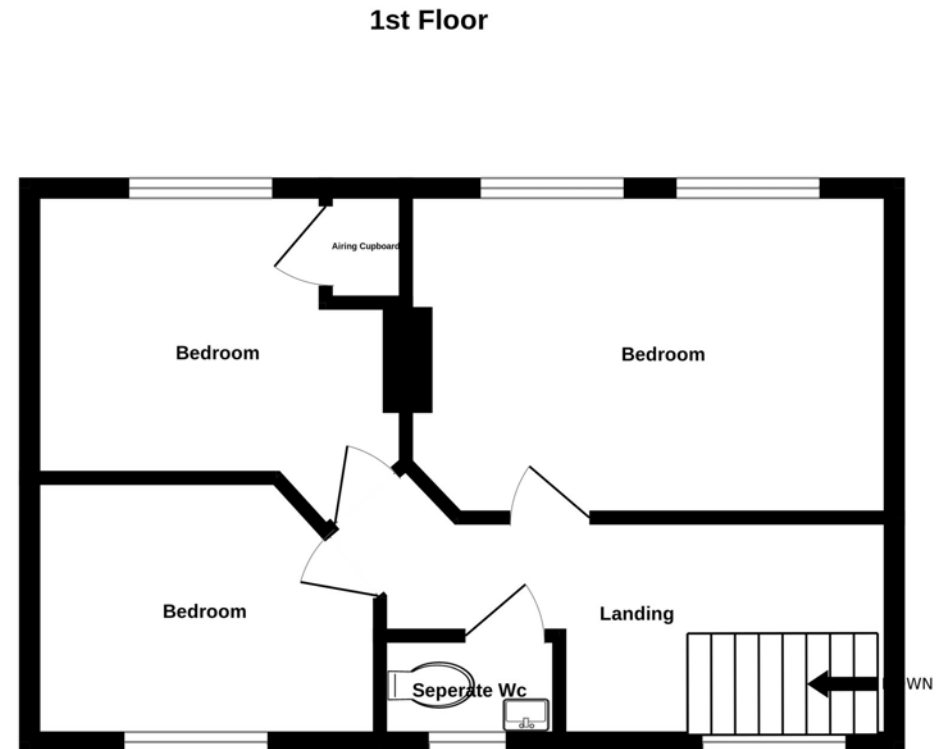
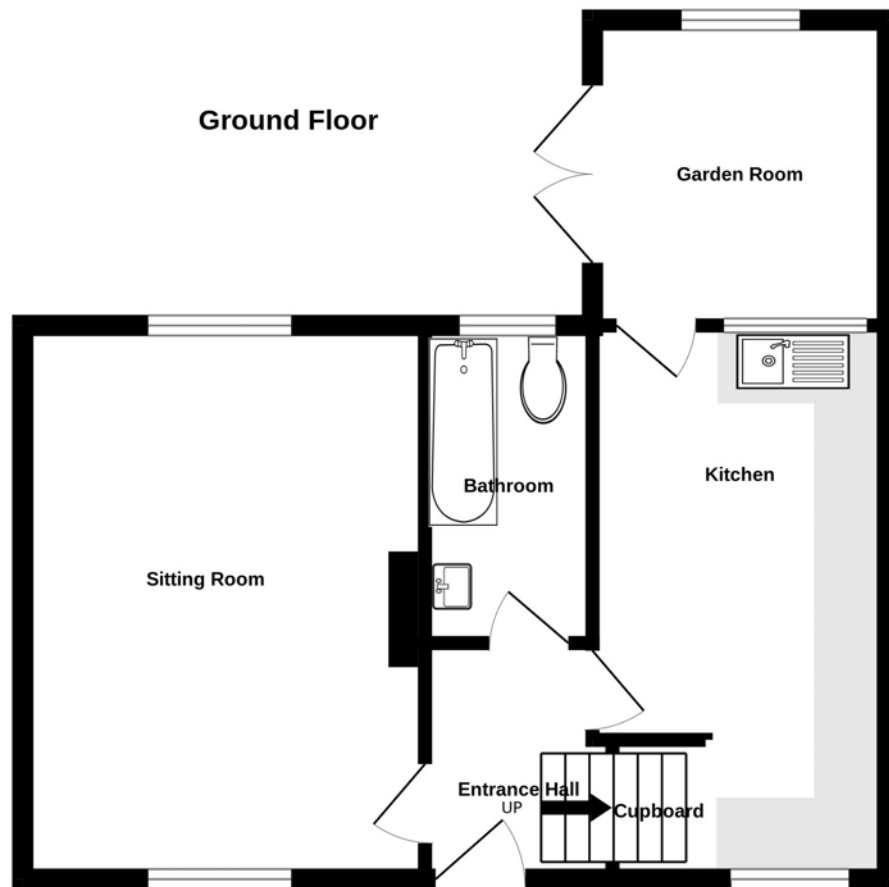
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.



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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