



**CHAWN HILL, OLDSWINFORD,
STOURBRIDGE DY9 7JD**

Taylor's



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CORKER ON CHAWN HILL! Available with **NO UPWARD CHAIN** favouring a **GENTLY ELEVATED SET BACK POSITION** on this **TRULY ESTABLISHED** and **MOST SOUGHT-AFTER OLDSWINFORD ADDRESS**, further **HIGHLY CONVENIENT** for **PUBLIC TRANSPORT LINKS** (such as Bus and rail), **SUPERB LOCAL SCHOOLS** (Primary, Secondary and Sixth Form), **OLDSWINFORD VILLAGE** and **IDYLLIC LOCAL PARKS** (such as Stevens Park & Mary Stevens Park), stands this **IMPOSING, ATTRACTIVE** and **EXTENDED THREE BEDROOM LINK-DETACHED FAMILY HOME**. Further with **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, in brief comprises; Entrance hallway, double-aspect open-plan lounge diner, modern kitchen with separate utility, immaculate ground floor shower room, first floor landing, three good bedrooms and first floor modern shower suite. To the front stands a **BLOCK-PAVED DRIVE** providing **OFF-ROAD PARKING** together with **UNDERCOVER CARPORT** and adjoining **FRONT GARDEN AREA**, with to the rear an **IMMACULATE, LANDSCAPED GARDEN SPACE** providing **LAWN, PATIO** and **DEDICATED 'ALFRESCO DINING' AREA** via a **PURPOSE-BUILT UNDERCOVER PAGODA**. A viewing is **ESSENTIAL** and to do so please contact Taylors Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **D**. EPC **C**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 14' 5" (max) x 5' 9" (max)
Having an obscure double glazed composite front door, a gas central heating radiator, understairs cupboard storage, stairs to first floor accommodation (later detailed), ceiling lighting and doors to all ground floor accommodation.



LOUNGE DINER 24' 4" (max) x 12' 4" (max)
Entered through a door from the entrance hallway providing both a dedicated lounge area together with a dedicated dining space. The lounge aspect has a feature gas fire with surround, hearth and mantle, two UPVC double glazed window units, a gas central heating radiator and ceiling lighting. Moving through into the dedicated dining area this further has a UPVC double glazed window unit, a gas central heating radiator, UPVC double glazed patio doors to the garden and ceiling lighting.



KITCHEN 9' 4" (max) x 9' 1" (max)
Entered through a door from the entrance hallway beautifully furnished with a grey kitchen arrangement. At floor level a great range of base units having both drawer and cupboard storage, integrated oven and grill combination. Surmounted on top are bevelled edged granite work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level a lovely range of wall mounted cupboard units, fitted extractor fan, splashback tiling with work top upstand, UPVC double glazed window unit to the garden, built-in pantry store housing fridge freezer combination and ceiling lighting.

OUTSIDE

This superb home sits upon a gently elevated position upon one of Oldswinford's truly established and sought after addresses. On approach the property greets you with an immaculate walled front garden area with an adjoining block paved driveway giving space for vehicular parking. This leads to the front elevation, an undercover carport and further to:

REAR GARDEN

A truly immaculate, well landscaped and sunny space overall, further providing ample lawn and patio areas and further a dedicated alfresco dining area to the top of the garden via a purpose built undercover pergola. This delightful space truly "has it all" and is a superb space to be enjoyed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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	



UTILITY ROOM 12' 4" (max) x 7' 6" (max)

Entered through a door from the kitchen having base units, space and plumbing for washing machine and tumble dryer, a gas central heating radiator, an obscure UPVC double glazed unit to the front aspect with adjoining obscure UPVC double glazed French door, ceiling lighting, an obscure UPVC double glazed French door to the garden and a further door to a ground floor shower room.

SHOWER ROOM 7' 3" (max) x 7' 2" (max)

Entered through a door from the utility and beautifully appointed with a three piece shower suite arrangement consisting of fitted shower with shower tray and sliding shower screen doors, pedestal toilet, vanity wash hand basin with mixer tap, a gas central heating radiator, larger wall mounted vanity cupboard unit, floor and wall tiling, extractor fan, an obscure UPVC double glazed window to the garden and ceiling lighting.

FIRST FLOOR

LANDING 9' 8" (max) x 6' 6" (max)

Accessed via stairs from the entrance hallway having built-in cupboard storage, UPVC double glazed window unit to side aspect, ceiling lighting, a gas central heating radiator and doors to all first floor accommodation.

BEDROOM ONE 11' 9" (max) x 10' 4" (max)

Entered through a door from the landing having built-in wardrobes, two UPVC double glazed window units, a gas central heating radiator and ceiling lighting.

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

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

BEDROOM THREE 8' 6" (max) x 7' 7" (max)

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

SHOWER ROOM 6' 5" (max) x 5' 9" (max)

Entered through a door from the landing and beautifully appointed with a three piece shower suite arrangement consisting of a walk-in style shower with low rise shower tray and fixed shower screen, a vanity toilet, a vanity wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, an obscure UPVC double glazed window unit, loft hatch to loft space 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 affect 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.

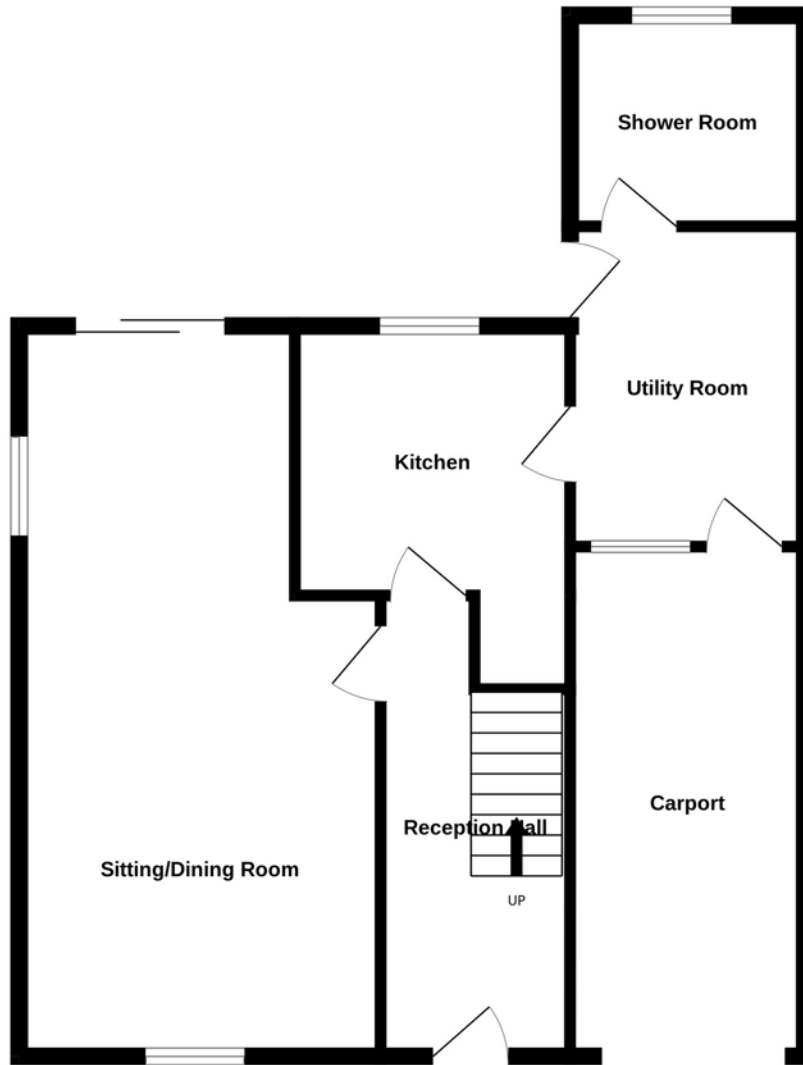
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

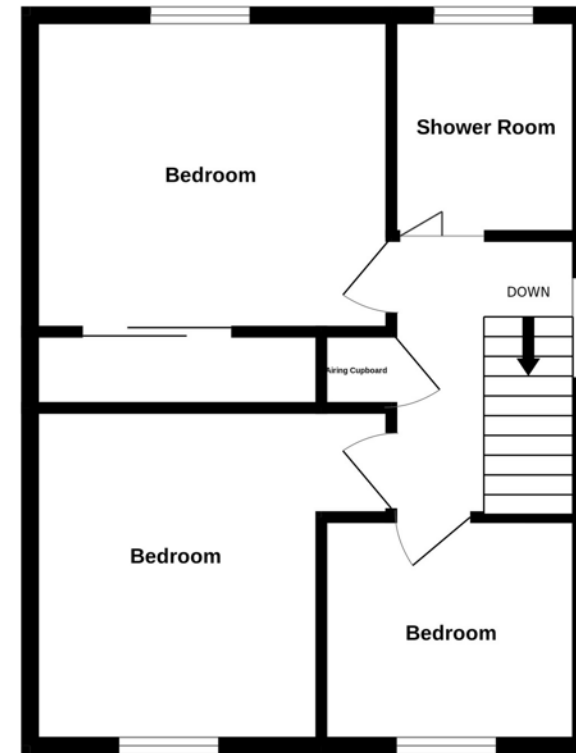
MISREPRESENTATION ACT 1967

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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