



**FIELDFARE ROAD
STOURBRIDGE DY9 7ES**





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This BEAUTIFULLY PRESENTED AND EXPENSIVELY APPOINTED, THREE BEDROOM, END OF “MEWS STYLE” HOME presents an excellent arrangement of accommodation PLANNED OVER THREE FLOORS with many notable features including a FANTASTIC KITCHEN, “Jack and Jill styled ensuite” to the master bedroom and further with a large utility room. Undoubtedly a home which shall deserve an internal viewing for full appreciation of the exceptional layout and all being complemented by a thoughtfully landscaped rear garden with “decking”. Council Tax Band C.

In further detail the accommodation is seen here to comprise;

GROUND FLOOR

With a Georgian style front entrance door and adjoining UPVC double glazed window which opens to the;

RECEPTION HALL 20' 10" x 6' 4"

With a door opening to the garage (later mentioned), central heating radiator, coving to the ceiling, two ceiling light points and with doors leading off;

GUESTS CLOAKROOM

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a low level WC and wall mounted wash hand basin having complementary splashback tiling. Central heating radiator and a ceiling light point.

LARGE UTILITY/LAUNDRY ROOM 12' 0" x 8' 0" (when measured at widest points)

Having a UPVC part double glazed door and adjoining double glazed window opening and viewing to the landscaped rear garden (later mentioned) and being furnished with a good range of shaker styled cupboard fronted units, with a double base cupboard having an adjoining single, space and plumbing for an automatic washing machine, additional base cupboard and all being surmounted by roll edged work surfaces which include an inset stainless steel sink and drainer. Upon an opposite wall there is a tall storage unit and upon a tiled flooring there is ample space for further appliances. Wall mounted central heating boiler system, extractor fan and ceiling light point.

FIRST FLOOR

From the reception hall stairs rise with a balustrade and turn to the;

FIRST FLOOR LANDING

With a continuation of the balustrade from the stair rise, central heating radiator, ceiling light point and with doors leading off;

ATTRACTIVE SITTING ROOM 15' 10" x 15' 8" (at widest points)

With two UPVC double glazed windows to the front, laminate floor covering and with two central heating radiators, two television connection points, coving to the ceiling, two wall light points and with two ceiling light points. Double opening doors provide an approach to the;

LINEN CUPBOARD

Conveniently approached off the landing, with slatted shelving and general purpose storage space.

OUTSIDE

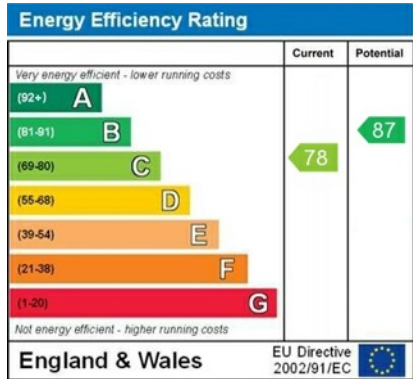
Set back to display a deceptive style within this quiet cul-de-sac, there is an easily manageable frontage with a driveway ensuring vehicular parking space, together with an approach to the;

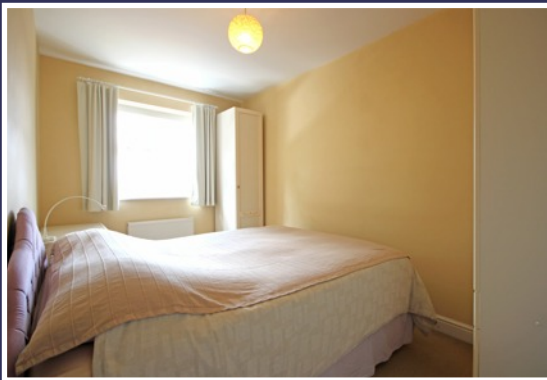
GARAGE 17'3" x 8'11" (approximately)

With an up-and-over door, concrete floor and a pedestrian door approach from the reception hall.

LOVELY REAR GARDENS

The subject of significant landscaping with an initial patio area having steps which rise to a RAISED TERRACE having ample space for garden pots and tubs as may be preferred and with additional steps rising to a BALCONY OF DECKING with balustrading around. Overall this is an enclosed aspect and one which has been carefully landscaped with “low maintenance” in mind.





SUPERB KITCHEN WITH DEFINED DINING AREA

Arranged in two very distinct parts, initially with the;

DINING AREA 13' 2" x 9' 0"

Having a continuation of the laminate flooring from the sitting room and with ample space for the arrangement of dining table and chairs. Double opening UPVC double glazed doors with adjoining tall windows open to a Juliet style balcony and view to a thoughtfully landscaped rear garden (later mentioned). Central heating radiator, television connection point, two ceiling light points and with an open approach to the;

MODERN KITCHEN 8' 5" x 8' 0" (approximately)

With a UPVC double glazed window to the rear, and furnished with a good range of "shaker styled" cupboard fronted units, to include; large single base cupboard with adjoining "full sized" built-in dishwasher, five drawer unit, all surmounted by a roll edged work surface which has an inset stainless steel one and a half bowl sink and drainer having mixer tap above. Complementary splashback tiling forms a surround and continues to a returning work surface which has cupboards either side of the built-in cooker arrangement which includes a four burner gas hob, electric oven with integrated grill and with an overall cooker hood concealed within a range of wall mounted cupboards. Upon a further wall there is a double base unit, continuation of wall units and upon one side with a tall fridge and separate freezer. Tiled floor, extractor fan and with an array of recessed halogen ceiling lights.

SECOND FLOOR

Returning to the first floor hall, additional stairs rise with a balustrade to;

SECOND FLOOR LANDING

With a continuation of the balustrade around the stair rise, central heating radiator, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 12' 0" x 9' 0"

With a UPVC double glazed window to the rear, together with central heating radiator, television connection point and ceiling light point. A door opens to;

JACK AND JILL ENSUITE

Appointed with a white suite to include a tiled shower enclosure with complementary sliding door entry, together with a thoughtfully positioned ceiling extractor fan. In addition there is a low level WC, pedestal wash hand basin, fashionable "ladder styled" heated towel radiator, tiled floor, recessed ceiling lighting and with a door to;

BEDROOM TWO 12' 8" x 9' 0"

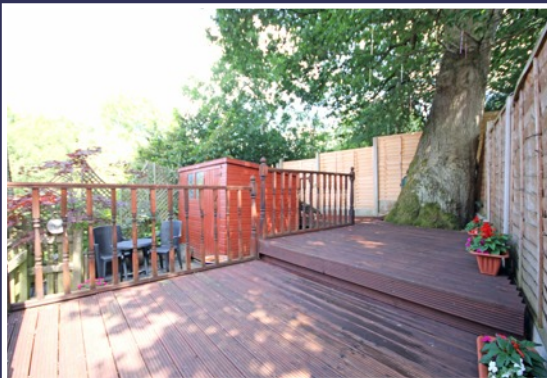
Which has also been independently approached from the second floor landing, and has a UPVC double glazed window to the front, central heating radiator, television connection point, and ceiling light point.

BEDROOM THREE 8' 8" x 7' 9"

With a UPVC double glazed window to the front, television connection point, central heating radiator and ceiling light point.

HOUSE BATHROOM 8' 5" x 6' 5"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a bath with shower over, complementary shower screen door and with full height splashback tiling around the shower area continuing to form a half height surround, with border detail, to the pedestal wash hand basin. There is also a low level WC, ladder styled heated towel radiator, tiled floor, ceiling extractor fan and recessed ceiling lighting.



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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.

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VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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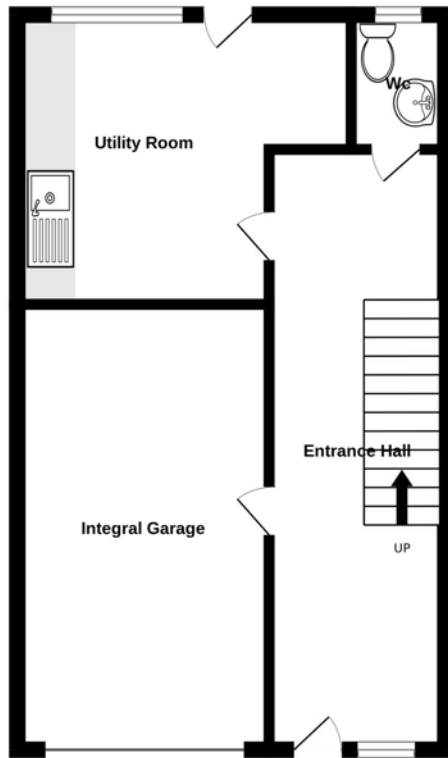
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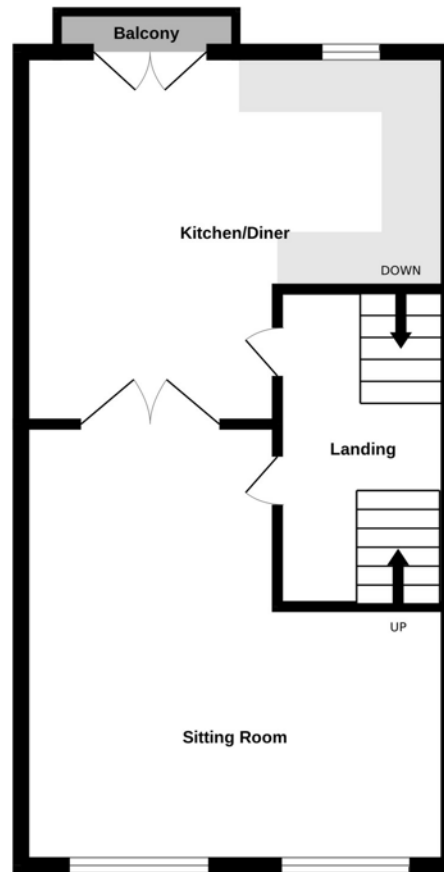
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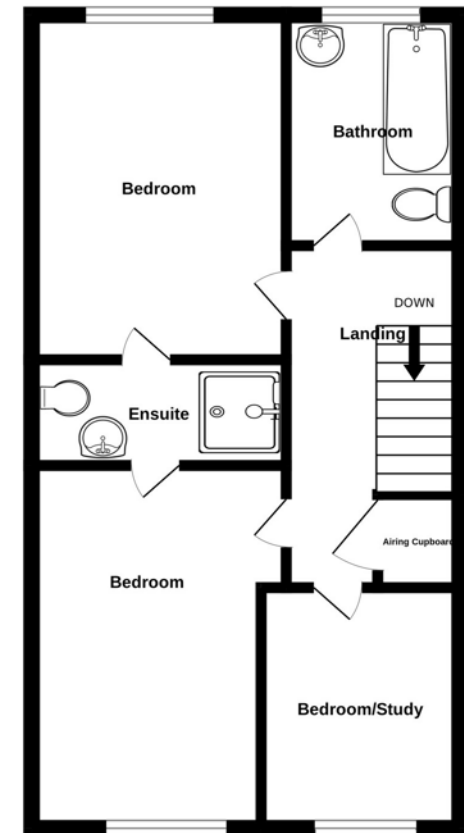
Ground Floor



1st Floor



2nd 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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