



**WILLOW END
PEDMORE, STOURBRIDGE DY9 7JP**

Taylor's

WILLOW END PEDMORE DY9 7JP

DECEPTIVELY SPACIOUS 'MUCKLOW' THREE DOUBLE BEDROOM SEMI-DETACHED HOME

- ROOMS & DIMENSIONS
 - GROUND FLOOR
 - ENTRANCE PORCH - 7' 2" x 3' 8"
 - ENTRANCE HALLWAY - 14' 3" x 5' 7"
 - LOUNGE - 13' 3" (plus bay) x 11' 4"
 - DINING ROOM - 11' 5" x 10' 9"
 - KITCHEN - 13' 3" x 7' 1"
 - UTILITY ROOM/SHOWER ROOM - 11' 5" x 7' 2"
 - LOBBY OFF KITCHEN WITH W/C
 - FIRST FLOOR
 - LANDING - 14' 2" x 5' 7"
 - BEDROOM ONE - 13' 9" (max including bay) x 11' 5"
 - BEDROOM TWO - 13' 4" (max) x 12' 2" (max to wardrobes)
 - BEDROOM THREE - 11' 5" x 10' 10"
 - BATHROOM - 7' 9" x 7' 3"
 - OUTSIDE
 - GARAGE STORE - 7' 4" x 6' 2"
 - REAR GARDEN
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.



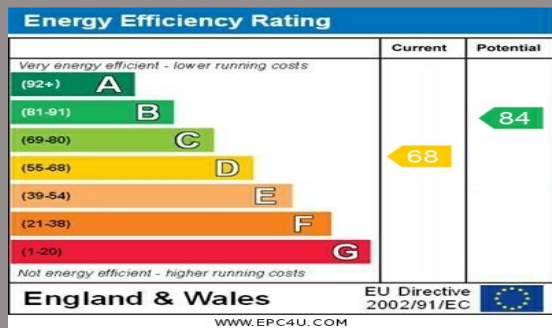
Set back beyond a GENEROUS TARMAC DRIVEWAY within this QUIET and SOUGHT AFTER CUL-DE-SAC ADDRESS of PEDMORE, stands this DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED 'MUCKLOW' FAMILY HOME. Not far from GREAT LOCAL SCHOOLS, PUBLIC TRANSPORT LINKS (both bus and rail) and IDYLLIC PARKS (such as Stevens Park) it provides a TRULY SPLENDID LOCATION for any discerning family. With GAS CENTRAL HEATING, DOUBLE GLAZING and NO UPWARD CHAIN, the accommodation affords a SPACIOUS LAYOUT and comprises in brief; Entrance porch, entrance hallway, bay fronted lounge with double doors through to dining room, kitchen, utility room/ground floor shower room, ground floor guest w/c, first floor landing, three double bedrooms and sizeable three-piece bathroom. The property further boasts a useful INTEGRAL GARAGE STORE, with to the rear a PRETTY, SUNNY-ASPECT GARDEN SPACE encompassing both LAWN and PATIO AREAS. To arrange a viewing do not hesitate to contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Brick built with render and tiled pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D.

TASB 9146D

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.





Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

e. stourbridge@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk

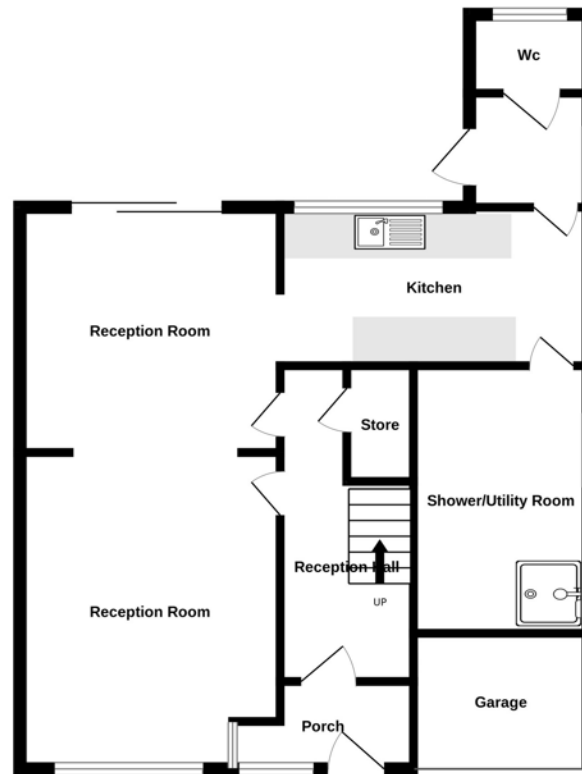


Copyright 2024 | Taylors Estate Agents and Surveyors Limited

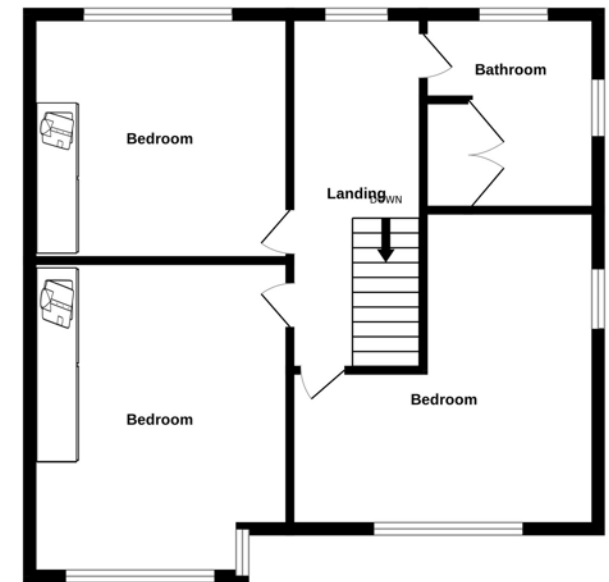
We have offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



IMPORTANT NOTICES AND DISCLAIMERS: 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. **ENERGY PERFORMANCE CERTIFICATE (EPC):** a full version can be supplied from any of our offices - free from any charge. 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. **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. **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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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. **FLOOR PLAN (provided for guidance 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. The floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. We 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).