



**LARKHILL ROAD,
WOLLASTON, STOURBRIDGE DY8 3LW**





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PLEASANTLY POSITIONED with **ADORNING FRONT LAWN AREA** upon a **MOST POPULAR** and **DESIRABLE WOLLASTON ADDRESS**, convenient for **GREAT LOCAL SCHOOLS, HIGH STREETS** with **SHOPS** and **SERVICES**, and **IDYLLIC COUNTRYSIDE WALKS** (such as **BUNKERS HILL NATIONAL FOREST**) stands this **EXTENDED** and **DECEPTIVELY SPACIOUS THREE BEDROOM MID-TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and available with **NO UPWARD CHAIN**, the property comprises in brief; Entrance hallway, kitchen, lounge/diner, conservatory/sun-room, ground floor w/c, first floor landing, three bedrooms and bathroom. To the rear stands a **LOW MAINTENANCE GARDEN SPACE**, with the property further boasting a **SINGLE GARAGE** in a nearby garage block. To arrange a viewing, please do not hesitate to contact **Taylors Estate Agents STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with part-render and part flat / part sloped roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **B**. EPC **D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 10' 10" (max) x 3' 4" (max)
Having an obscure wooden glazed front door, a gas central heating radiator, stairs with handrail to first floor accommodation (later detailed), ceiling lighting and doors to all ground floor accommodation.



KITCHEN 12' 1" (max) x 8' 3" (max)
Entered via a sliding door from the entrance hallway, at floor level there are a good range of base units having both drawer and cupboard storage, plumbing for washing machine, space for oven and grill combination and space for a fridge. Surmounted on top are roll edged work tops having inset sink with double drainer and hot and cold tap combination. At eye-level there is splashback tiling, both wall mounted and larder style cupboard storage, space for a larder style fridge freezer combination, a UPVC double glazed unit to front aspect and ceiling lighting.

DOWNSTAIRS WC
Entered through a door from the entrance hallway having a gas central heating radiator, pedestal toilet and obscure UPVC double glazed unit to front aspect and ceiling lighting.

LOUNGE DINER 20' 1" (max) x 15' 0" (max)
Entered through a door from the entrance hallway having two gas central heating radiators, understairs cupboard storage, wall and ceiling lighting.

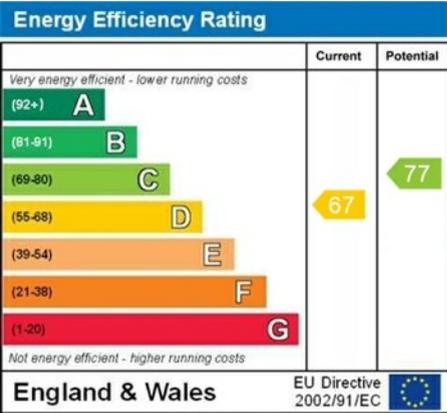


GARDEN

A superbly low maintenance space which is predominantly slabbed together with having some shaled areas allowing for some potted plants, planted plants, shrubs and some small mature trees. There is further a rear garden gate giving rear pedestrian access through a shared walkway, further convenient for putting out the bins and further accessing a single garage facility in a nearby garage block.

GARAGE

Having a green up-and-over garage door and fitted wall shelving. It is a highly convenient storage space which is available with this property.





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UPVC double glazed French door to sun room/conservatory with adjoining UPVC double glazed window units to sun room/conservatory aspect.

CONSERVATORY/SUN ROOM 13' 5" (max) x 5' 8" (max)
Having multiple UPVC double glazed window units to garden aspect and a UPVC double glazed French door to garden aspect.

FIRST FLOOR

LANDING 10' 2" (max) x 6' 8" (max)
Accessed via stairs with handrail from the entrance hallway having a gas central heating radiator, built-in cupboard storage, glazed ceiling window unit to front aspect, ceiling lighting and doors to first floor accommodation.

BEDROOM ONE 14' 10" (max) x 10' 9" (max)
Entered through a door from the landing having a gas central heating radiator, fitted wardrobes, a double glazed unit to front aspect and ceiling lighting.

BEDROOM TWO 13' 7" (max) x 7' 9" (max)
Entered through a door from the landing having built-in wardrobes, a gas central heating radiator, double glazed unit to garden aspect and ceiling lighting.

BEDROOM THREE 10' 1" (max) x 6' 8" (max)
Entered through a door from the landing having a gas central heating radiator, double glazed unit to garden aspect and ceiling lighting.

BATHROOM 7' 9" (max) x 6' 6" (max)
Entered through a door from the landing and appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, shower screen curtain and fitted bath panel, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas centrally heated towel rail, ceiling lighting, glazed unit to front aspect and built-in cupboard storage.

OUTSIDE

The property lies upon a most popular desirable Wollaston address being convenient for great local schools, nearby High Streets and idyllic countryside walks. On approach the property has adorning front lawn area with a paved pedestrian walkway leading to the front elevation of the home. To the rear of the property you find;

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.

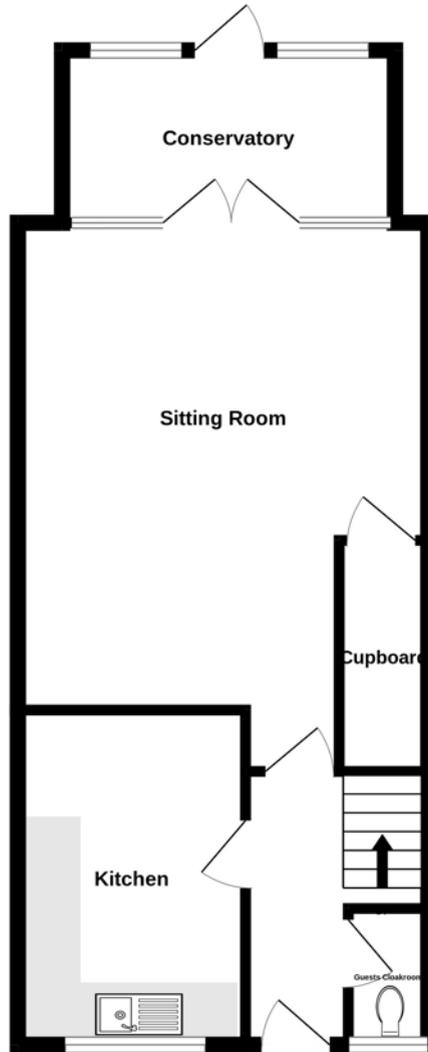
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

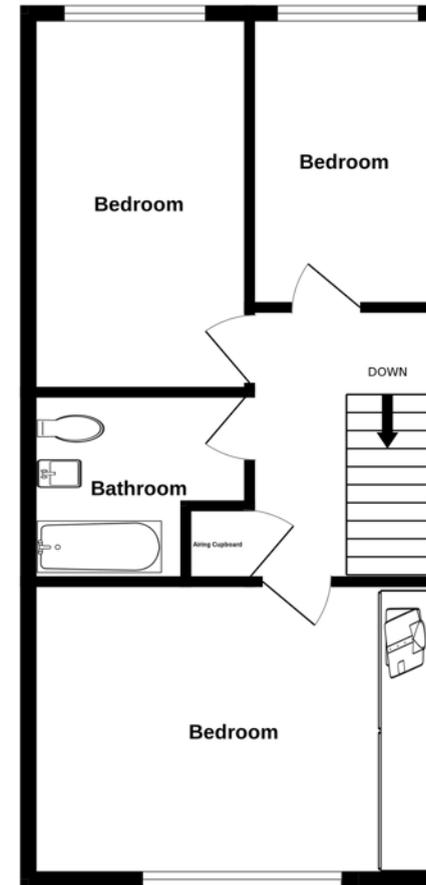
MISREPRESENTATION ACT 1967

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.

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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