



**OAKLEIGH ROAD, OLDSWINFORD,
STOURBRIDGE DY8 2JX**

Taylor's

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PLEASANTLY SITUATED within a **DESIRABLE** and **PRIME ADDRESS** of **OLDSWINFORD**, not far from **MARY STEVENS PARK** and **OLDSWINFORD VILLAGE** which hosts **GREAT SHOPS** and **SERVICES**, stands this **DECEPTIVELY LARGE THREE BEDROOM DETACHED BUNGALOW**. Having **GAS CENTRAL HEATING (BOILER INSTALLED SEPTEMBER 2023)**, **DOUBLE GLAZING** and available with **NO UPWARD CHAIN**, the property comprises in brief; Entrance hallway, lounge, dining room, kitchen, utility, three bedrooms (two with built-in wardrobes), bathroom and shower room. To the front lies a **GENEROUS TARMAC DRIVEWAY** with **ADJOINING LAWN AREA** and **SINGLE INTEGRAL GARAGE**, with to the rear an **ABUNDANT SOUTH-FACING GARDEN** with **BOTH LAWN AREA** and **PATIO AREA**. To view, please contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band E.



In further detail the accommodation is spread over one level and comprises;

ENTRANCE HALLWAY 15'6" x 8'8"

Entered through a obscure glazed wood front door with adjoining obscure glazed wood side panels, having two gas central heating radiators, ceiling lighting and doors to all accommodation.



KITCHEN 11'9" x 10'0"

Entered through a door from the entrance hallway, well-furnished with a wood-style kitchen. At floor level, a gas central heating radiator, good range of base units having both cupboard and drawer storage, together with plumbing for integrated dishwasher and integrated fridge. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap and further housing four-point gas hob combination. At eye level, splashback tiling, larder-style kitchen cupboard housing integrated oven and grill combination, a good range of wall-mounted cupboards housing extractor fan, UPVC double glazed window unit to front aspect and ceiling lighting.



UTILITY 9'5" x 8'3"

Entered through a door from the entrance hallway, having a range of both base and wall-mounted cupboard units, a gas central heating radiator, plumbing for washing machine, roll-edged worktops with inset sink with drainer and mixer tap, splashback tiling, ceiling lighting, door to garage and UPVC double glazed french door to garden aspect.

OUTSIDE

The property is pleasantly situated upon a prime spot within Oldswinford, not far from great local parks, schools and Oldswinford village which has great local shops and services. On approach, the property has a generous-sized tarmac driveway with adjoining lawn area providing adequate off-road parking facility. Set back beyond is the property itself along with;

SINGLE INTEGRAL GARAGE 16'2" x 8'5"

Having up-and-over garage door, meters, ceiling lighting and door to utility room.

GARDEN

Located to the rear of the property and 'south-facing', it is a delightful and abundant space with a mix of lawn area and patio area. It holds well-established trees, shrubs and plants throughout giving a mature aspect and rather private aspect to the space. To the back of the garden is a raised slabbed area perfect for sheds and greenhouses alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOUNGE 22'0" x 11'10"

Entered through double doors from the entrance hallway, having feature gas fire with brick surround, hearth and mantle, a gas central heating radiator, UPVC double glazed units to garden aspect, UPVC double glazed french door to garden aspect and ceiling lighting.

DINING ROOM 10'10" x 10'3"

Entered through a door from the entrance hallway or via double doors from the lounge, having a gas central heating radiator, UPVC double glazed units to garden aspect, UPVC double glazed french door to garden aspect and ceiling lighting.

BEDROOM ONE 15'8" x 11'7"

Entered through a door from the hallway, having built-in wardrobes, a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

BEDROOM TWO 11'7" x 10'1"

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

BEDROOM THREE 8'2" x 7'10"

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

BATHROOM 8'1" x 7'2"

Entered through a door from the hallway, beautifully appointed with a re-fitted three piece bathroom suite consisting of fitted bath with overhead shower, glass shower screen, bath panel and mixer taps, fitted vanity unit housing toilet, wash hand basin with mixer tap and cupboard storage, a gas centrally heated towel rail, extractor fan, obscure UPVC double glazed window unit to side aspect, wall tiling and ceiling lighting.

SHOWER ROOM 9'6" x 8'3"

Entered through a door from the utility, appointed with a suite consisting of a fitted corner shower cubicle with sliding glass shower screens, pedestal wash hand basin with hot/cold tap combination, pedestal toilet, wall tiling, extractor fan, obscure UPVC double glazed window unit to garden 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 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

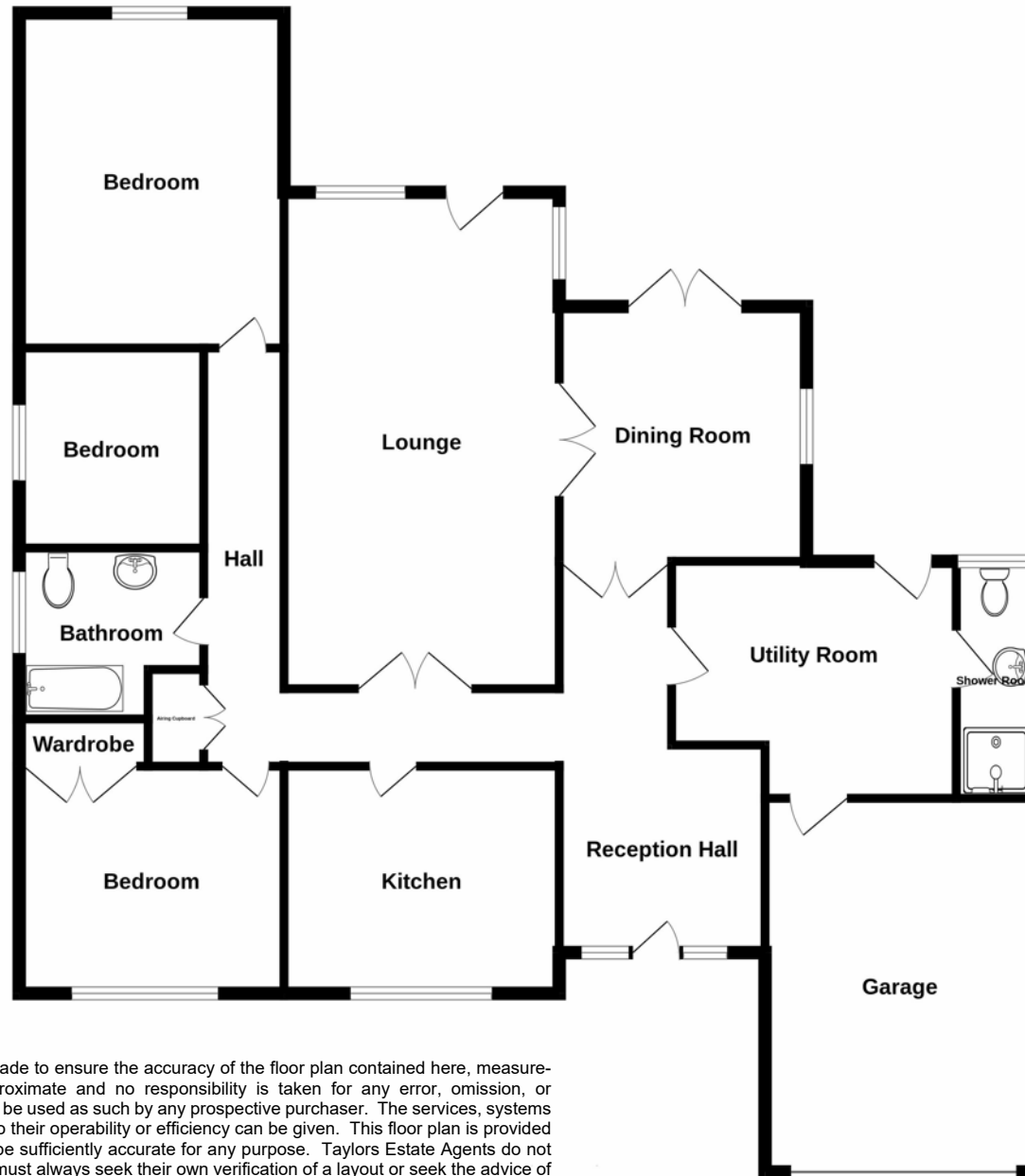
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PLANNING PERMISSION/ BUILDING REGULATIONS

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

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