



**CONEY GREEN,
STOURBRIDGE DY8 1LA**



Taylor's

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Sitting within a **WELL-ESTABLISHED CUL-DE-SAC** in **STOURBRIDGE**, not far from **GREAT LOCAL SCHOOLING, STOURBRIDGE TOWN CENTRE** and **LOCAL PUBLIC TRANSPORT LINKS** (including **STOURBRIDGE JUNCTION**), stands this **MOST IMPRESSIVE** and **EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; **Entrance hallway, front-to-back lounge dining room, extended dining kitchen, downstairs w/c, three bedrooms and a family bathroom**. To the front stands a **FULL-WIDTH BLOCK-PAVED DRIVE** providing ample off-road parking, leading to a **SINGLE GARAGE** facility, with to the rear a **DELIGHTFUL SUNNY GARDEN**. To view this most **GENEROUS FAMILY HOME**, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE office. Council Tax Band C.**



In further detail the accommodation is spread over two floors and comprises;

ENTRANCE HALLWAY 14'4" (max) x 5'10" (max)
Entered through an obscure UPVC double glazed front door, having a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), doors to ground floor accommodation and ceiling lighting.



LOUNGE DINING ROOM
22'10" (max and plus bay) x 10'5" (max)
Entered through a door from the entrance hallway, having feature UPVC double glazed bay window to front aspect, feature gas fire with stone surround, hearth and mantle, a gas central heating radiator, UPVC double glazed french doors to garden aspect and ceiling lighting.

EXTENDED KITCHEN 15'1" (max) x 9'10" (max)
Entered through a door from the entrance hallway, well furnished with a white kitchen arrangement. At floor level, a good range of base units having cupboard and drawer storage, further housing plumbing and space for washing machine, dishwasher and integrated oven. Surmounted on top are roll-edged worktops having inset four-point gas hob and inset sink with drainer and mixer tap.



OUTSIDE

The property sits within a well-established cul-de-sac address of Stourbridge, not far from great local schooling, local town amenities and public transport links. On approach, the property greets you with a full-width block-paved driveway with adjoining raised potting beds providing ample off-road parking for multiple vehicles, leading to;

SINGLE GARAGE 14'2" (max) x 6'5" (max)
Having manual garage door with integrated pedestrian door, roof velux window, ceiling lighting and door to garden space.

REAR GARDEN
Found to the rear of the property, it is a delightful space with a lovely mix of both lawn and patio area. An ideal size for all to enjoy both playing in and entertaining in.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



At eye level, splashback tiling, wall-mounted cupboard units, boiler, extractor fan, a gas central heating radiator, UPVC double glazed window unit to garden aspect, UPVC double glazed window unit to side aspect and ceiling lighting.

DOWNSTAIRS W/C

Entered through a door from the entrance hallway, having a pedestal toilet, vanity unit housing wash hand basin with hot/cold tap combination, wall tiling, ceiling lighting, extractor fan and door to garage.

FIRST FLOOR ACCOMMODATION

LANDING 7'3" (max) x 6'0" (max)

Accessed via stairs with balustrade from the entrance hallway, having obscure UPVC double glazed window unit to side aspect, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 13'5" (into bay) x 10'4" (max)

Entered through a door from the landing, having feature UPVC double glazed walk-in bay window unit to front aspect, a gas central heating radiator and ceiling lighting.

BEDROOM TWO 11'2" (max) x 10'5" (max)

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

BEDROOM THREE 7'7" (max) x 6'0" (max)

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

BATHROOM 7'9" (max) x 7'0" (max)

Entered through a door from the landing, well-appointed with a four-piece bathroom suite consisting of fitted bath with bath panel and hot/cold tap combination, fitted corner shower unit with shower tray and sliding glass shower screen doors, pedestal toilet, vanity wash hand basin with mixer tap, wall tiling, a gas centrally heated towel rail, obscure UPVC double glazed window unit to garden aspect, extractor fan and ceiling lighting.

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.

Agents contact details:

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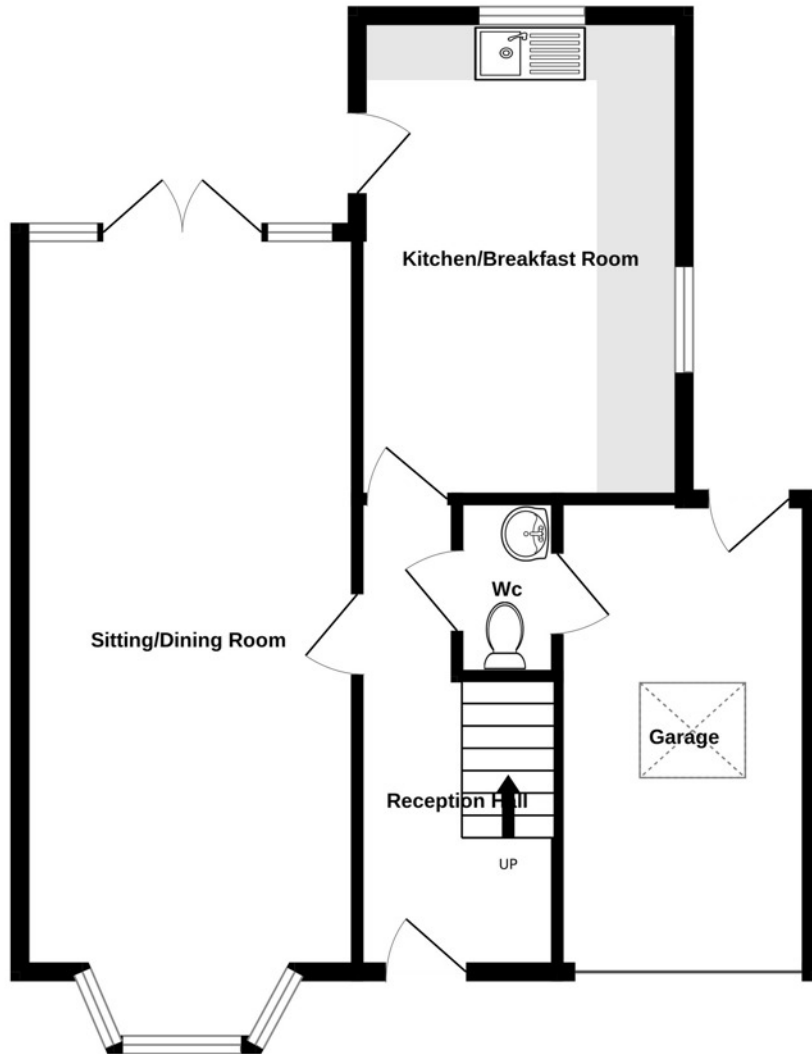
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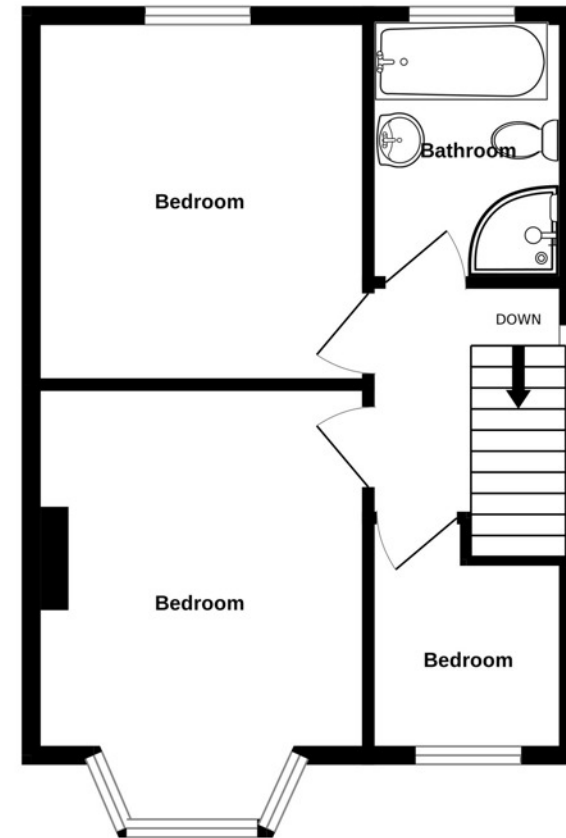
MISREPRESENTATION ACT 1967

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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