



**WENTWORTH ROAD,
WOLLASTON, STOURBRIDGE DY8 4RZ**



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Occupying a **MOST PLEASANT** and **GENEROUS PLOT** upon this **HIGHLY DESIRABLE** and **CHARMING WOLLASTON ADDRESS**, stands this **TRADITIONAL EXTENDED THREE BEDROOM DETACHED FAMILY RESIDENCE**. Not far from **GOOD LOCAL SCHOOLING**, **LOCAL SHOPS** and **CANAL WALKS BY THE RIVER SEVERN**, this presents a **SUPERB** and **RARE OPPORTUNITY** to purchase. Having **GAS CENTRAL HEATING**, **DOUBLE GLAZING** and available with **NO UPWARD CHAIN**. The property comprises in brief; Entrance hallway, dining room, lounge, dining kitchen, utility with downstairs w/c, three bedrooms and family bathroom. Adorning the front is **TARMAC DRIVE** providing **OFF-ROAD PARKING** together with a **SINGLE DETACHED GARAGE**, with to the rear a **SUNNY** and **SWEEPING MATURE GARDEN SPACE**. A viewing is **ESSENTIAL** and to do so please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE office**. Council Tax Band D.



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

ENTRANCE PORCH

Having wood glazed front door and stained glass windows.

ENTRANCE HALLWAY 12'5" (max) x 7'0" (max)

Entered through an obscure glazed front door, having a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed) and doors to ground floor accommodation.

DINING ROOM 13'2" (max into bay) x 11'0" (max)

Entered through a door from the entrance hallway, having walk-in bay window to front aspect, feature fireplace with brick surround, hearth and mantle, a gas central heating radiator and ceiling lighting.

LOUNGE 18'5" (max) x 13'10" (max)

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

BREAKFAST KITCHEN 17'7" (max) x 8'7" (max)

Entered through a door from the entrance hallway. At floor level, a good range of base units having both cupboard and drawer storage, further with plumbing for integrated dishwasher and fridge. Surmounted on top are roll-edged worktops having inset five point gas hob and inset sink with drainer and mixer tap.



OUTSIDE

The property is situated within a most sought-after and desirable address in Wollaston, occupying a generous plot size in total. A traditional build, the property oozes period features and character from both outside aspect and internally. On approach, it greets you with a driveway leading to the front elevation and a separate single garage with pitched roof.

GARAGE 16'9" (max) x 8'9" (max)

Having manual pedestrian front garage door, glazed unit to garden aspect and a rear door to garden aspect.

REAR GARDEN

A most tremendous and sweeping space, a key feature of this spacious detached period home. A 'one of a kind' oasis which has plentiful lawn area together with potting boarders, a vegetable patch to the very rear and a patio terrace area. Much loved over many years, it is mature in style and great for those who love to garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



At eye level is the integrated oven and grill combination. Breakfast bar arrangement, good range wall-mounted cupboard units, splashback tiling, extractor fan, glazed window unit to front aspect, a gas central heating radiator and ceiling lighting.

UTILITY 13'8" (max) x 8'7" (max)

Entered through a door from the kitchen, having plumbing for washing machine and tumble dryer, multiple base units, roll-edged worktops, wall-mounted cupboard units, UPVC double glazed window unit to garden aspect, UPVC double glazed french door to garden aspect, door to w/c and ceiling lighting.

DOWNSTAIRS W/C

Entered through a door from the utility, having pedestal wash hand basin with hot/cold tap combination, wall tiling, pedestal toilet, obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING 7'5" (max) x 7'1" (max)

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

BEDROOM ONE 10'10" (plus bay) x 9'4" (max)

Entered through a door from the landing, having bay window to front aspect with window seat and cupboard storage beneath, built-in wardrobes, a gas central heating radiator and ceiling lighting.

BEDROOM TWO 12'2" (max) x 10'10" (max)

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

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

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

BATHROOM 7'8" (max) x 6'10" (max)

Entered through a door from the landing, appointed with a four-piece bathroom suite consisting of fitted bath with bath panel and hot/cold tap combination, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, fitted corner shower unit with shower tray and shower screen doors, wall tiling, a gas central heating radiator, glazed bay window to front 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.

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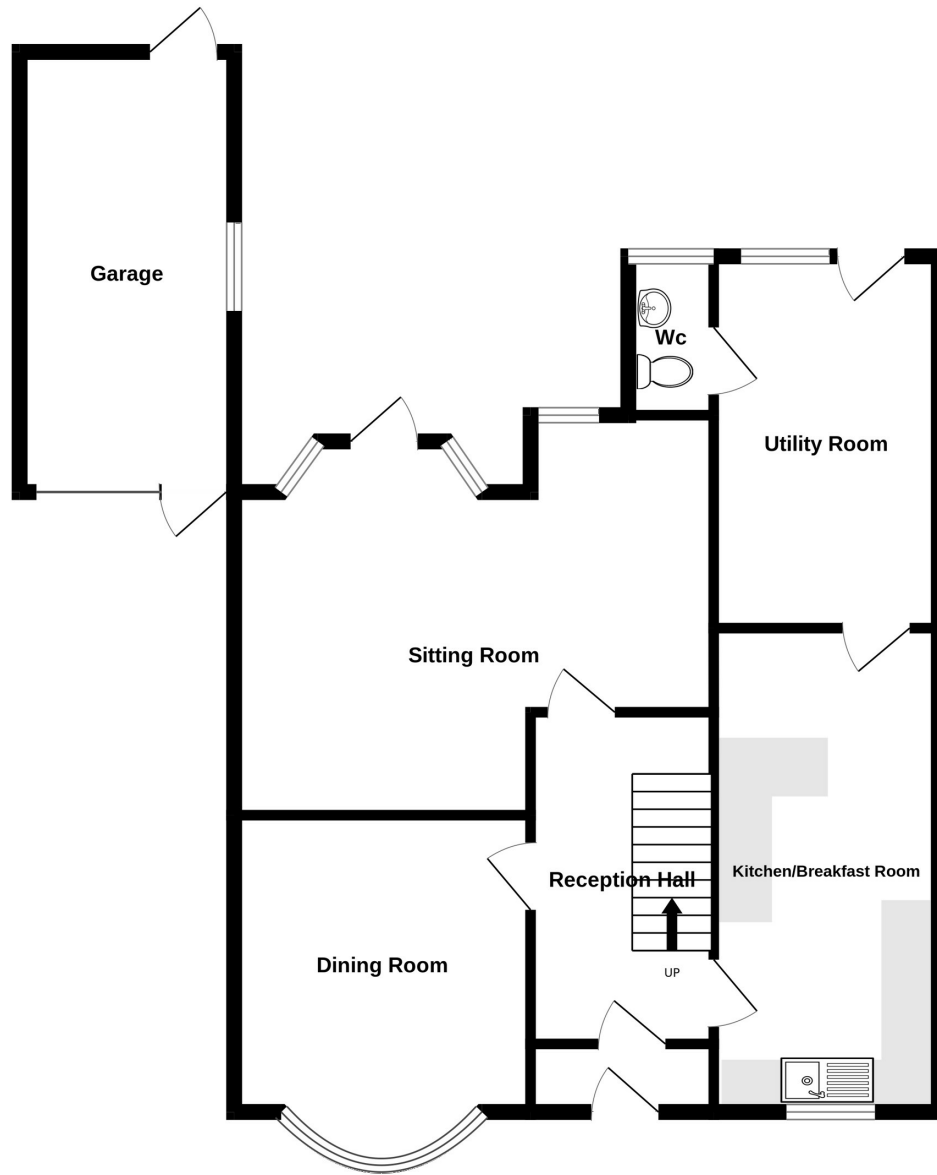
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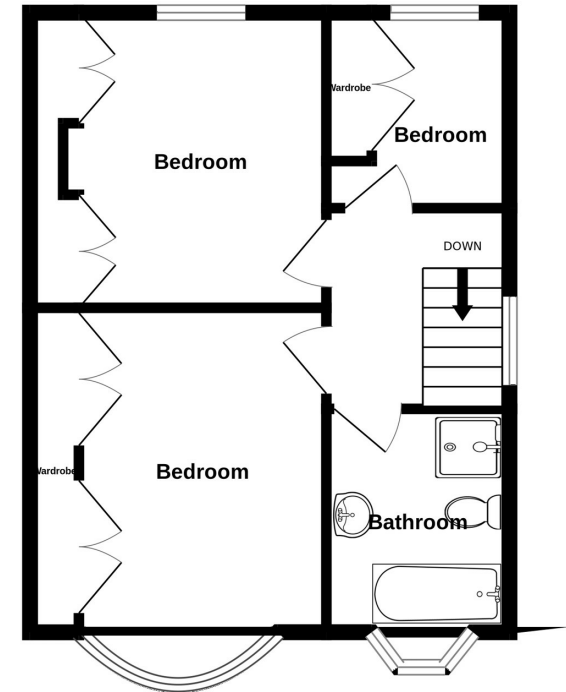
MISREPRESENTATION ACT 1967

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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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