



**FAIRFIELD ROAD, WORDSLEY
STOURBRIDGE DY8 5UJ**

Taylor's

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Located upon a **GENEROUS PLOT POSITION** within a **TRULY POPULAR** and **WELL-ESTABLISHED, WORDSLEY ADDRESS**, not far from **GOOD LOCAL SCHOOLS** (both Primary and Secondary) and **LOCAL HIGH STREETS** (such as **BRIERLEY HILL, KINGSWINFORM** and **STOURBRIDGE**), stands this **SPACIOUS** and **WELL-PLANNED TWO DOUBLE BEDROOM END OF TERRACE HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hallway, lounge open to a dining area, kitchen, first floor landing, two double bedrooms and bathroom. To the front aspect is an **IMMACULATE TARMAC SPACE** (application required for dropped curb) with to the rear an **ABUNDANT GARDEN SPACE**. To arrange a viewing, please do not hesitate to contact **Taylor's Estate Agents STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **B**. EPC **C**.



The property accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 9' 2" (max) x 6' 3" (max)

Having an obscure double glazed front door, a gas central heating radiator, box housing meters under stairs space, ceiling lighting, stairs to first floor accommodation (later detailed) and doors to all ground floor accommodation.

LOUNGE 13' 2" (max) x 10' 4" (max)

Entered through a door from the entrance hallway having feature wall mounted gas fire, a gas central heating radiator, a UPVC double glazed style window unit to front aspect, ceiling lighting and an opening to the dining room/area.

DINING ROOM 8' 5" (max) x 7' 6" (max)

Open from the lounge having a gas central heating radiator, a UPVC double glazed window unit to garden aspect, ceiling lighting and a door to the kitchen.

KITCHEN 11' 9" (max) x 8' 4" (max)

Entered either via a door from the entrance hallway or from the dining area. At floor level there are a good range of base units having both drawer and cupboard storage, with further space and plumbing for washing machine and space for an oven and grill with hob combination.

REAR GARDEN

Accessed either via the door from the side elevation or through an obscure door from the kitchen it provides both patio and lawn area and is truly abundant in size and most generous for the property. It offers a wealth of opportunity for the next custodian.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Surmounted on top are roll edged tops having inset sink with a drainer and mixer tap. At eye-level a gas central heating radiator, wall mounted cupboard units, space for a larder style fridge freezer combination, a wall mounted boiler, a UPVC double glazed window unit to garden aspect and an obscure double glazed door to the garden and ceiling lighting.

FIRST FLOOR

LANDING 13' 6" (max) x 6' 3" (max)

Accessed via stairs from the entrance hallway having a UPVC double glazed window unit to front aspect, built-in cupboard storage, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

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

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

BEDROOM TWO 14' 1" (max) x 8' 2" (max)

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

BATHROOM 8' 4" (max) x 6' 2" (max)

Entered through a door from the landing and being appointed with a three piece bathroom suite consisting of fitted bath with bath panel and hot and cold tap combination, a pedestal toilet, pedestal wash hand basin with hot and cold tap combination, a gas central heated radiator, wall tiling, ceiling lighting and an obscure UPVC double glazed window unit to side aspect.

OUTSIDE

The property lies on a truly generous plot further within a popular and well established Wordsley address making it highly convenient for good local schools and nearby local high streets. On approach the property greets you with an immaculate tarmac space (application required for a dropped kerb) which then leads to the front elevation and a side access door leading to;

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.

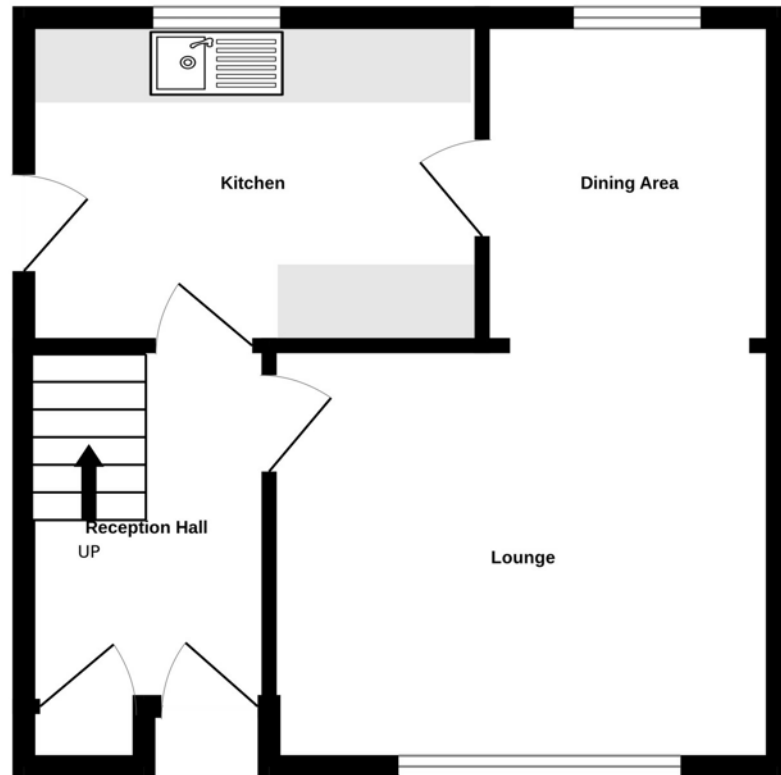
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

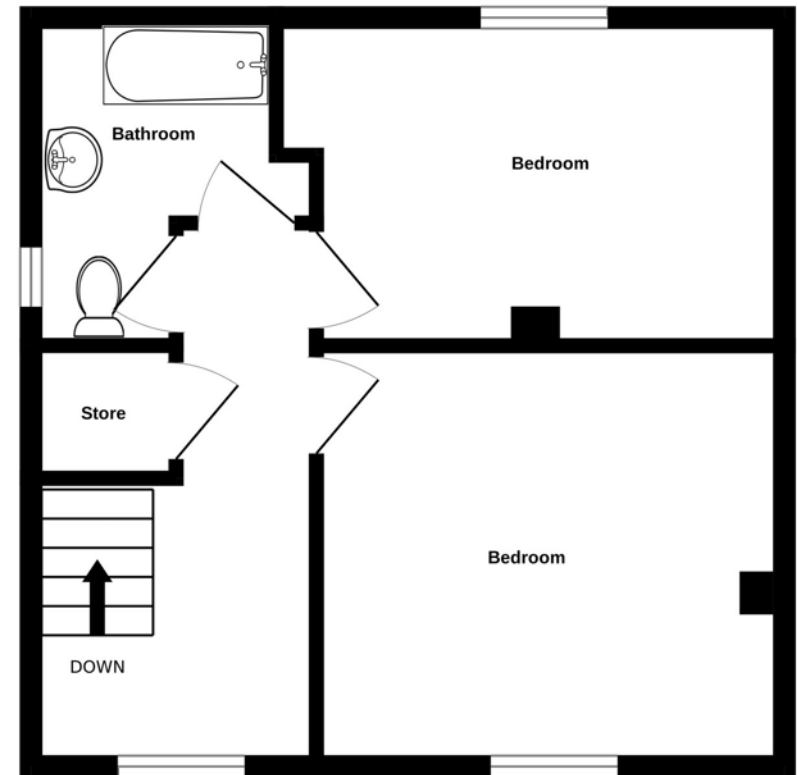
MISREPRESENTATION ACT 1967

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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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