



**BRIDLE ROAD, WOLLASTON,
STOURBRIDGE DY8 4QE**

Taylor's



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Favouring a setting in this respected Wollaston address, not far from village amenities or the South Staffordshire countryside fringe, this **MOST APPEALING, TWO DOUBLE BEDROOM, MID-TERRACE HOME** should now require updating but displays great potential. The accommodation which is planned over two floors has gas central heating and double glazing, to comprise: **Sitting Room, Dining Kitchen, Landing, Two Bedrooms and Shower Room. BLOCK PAVED DRIVE** to the front and with a **Lengthy Rear Garden**. Available for sale with **NO UPWARD CHAIN. Council Tax Band B.**

In further detail the accommodation which is planned over two floors is seen here to comprise;

GROUND FLOOR

Double opening UPVC double glazed doors provide an approach to the;

INITIAL PORCH

With UPVC double glazed windows upon either side and with a further UPVC door with inset ornate double glazing continuing to the;

SITTING ROOM 13' 1" x 13' 1"

With a tall UPVC double glazed window to the front and further with a polished wood fireplace having a projecting hearth, display shelving and a traditionally styled gas fire. In addition there are two central heating radiators, two wall light points, coving to the ceiling, ceiling light point and an open tread staircase which rises to the first floor accommodation (later mentioned). A white "Regency styled" door continues to;

DINING KITCHEN 12' 8" x 10' 0"

With a large UPVC double glazed window to the rear and being furnished with a range of beige cupboard fronted units, with the base cupboards and drawers being surmounted by roll edged work surfaces and with an inset stainless steel sink and drainer. Splashback tiling forms a surround to the work surfaces.

Set back behind a **BLOCK PAVED DRIVEWAY** which provides a vehicular parking space, as well as an approach to the property's principal front entrance.

LENGTHY REAR GARDEN

May be approached from side gated access or alternatively from the kitchen. There is an initial slabbed patio area which includes an external cold water tap, and an "ivy arch" provides onward passage to a path which adjoins a principally level lawned garden area. Approximately midway there is a greenhouse, vegetable garden and, towards the rear boundary, a versatile **BLOCK BUILT SHED** which provides for excellent general purpose garden storage. Indeed this is a lengthy aspect and one which enjoys the afternoon sun.

THE SELLING AGENTS WOULD WISH TO MENTION THAT THIS IS A PROPERTY REQUIRING SOME UPDATING AND IMPROVEMENT YET HAS EXCELLENT POTENTIAL WITHIN A HIGHLY DESIRABLE ADDRESS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Cooker position, range of wall mounted cupboards providing additional storage space, coving to the ceiling, extractor fan, fluorescent ceiling strip light and with a UPVC door with inset obscure double glazing to the rear garden (later mentioned).

FIRST FLOOR

Open tread stairs rise from the sitting room to the;

LANDING

With ceiling light point and with Regency styled doors radiating off;

BEDROOM ONE 11' 6" x 10' 5"

With a tall UPVC double glazed window to the rear, fitted double wardrobe with cupboard above, further single wardrobe, central heating radiator, provisions for a television and ceiling light point.

BEDROOM TWO 13' 0" x 10' 0" (when measured at widest points)

With a tall UPVC double glazed window to the front, fitted double door airing cupboard, further cupboard which houses the Baxi Solo central heating boiler system, central heating radiator and with a ceiling light point.

SHOWER ROOM 12' 10" (into recess) x 6' 0" (when measured at widest point)

With a UPVC obscure double glazed window to the front and appointed with a white suite to include a broad shower with clear glazed screen door and folding return, and with an integral electric shower. Splashback boarding forms a surround and continues to the pedestal wash hand basin and to the low level WC. Central heating radiator, loft access point and with a ceiling light point.

OUTSIDE

As earlier mentioned this MOST APPEALING PERIOD TERRACE HOME forms part of a respected Wollaston address which is not far from the village amenities and the South Staffordshire countryside fringe.



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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.

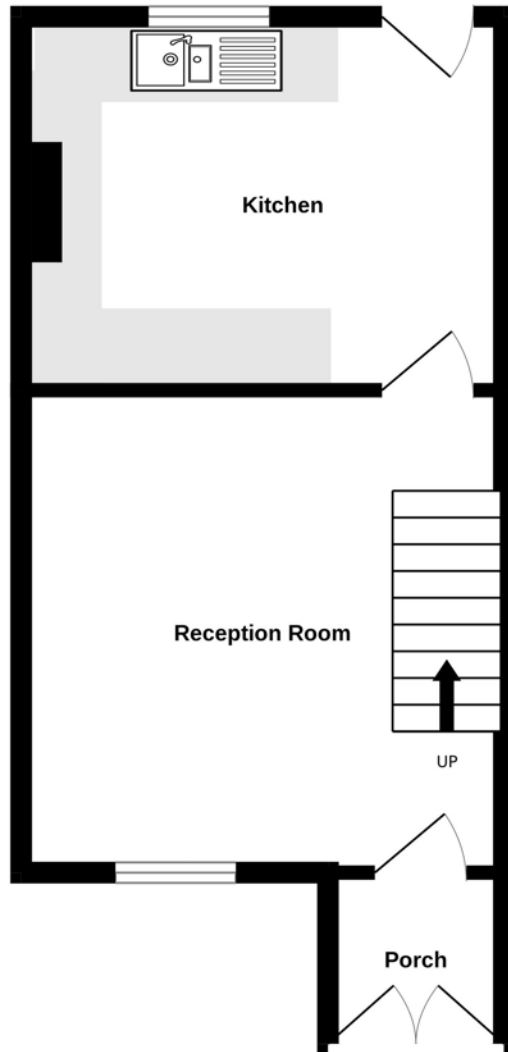
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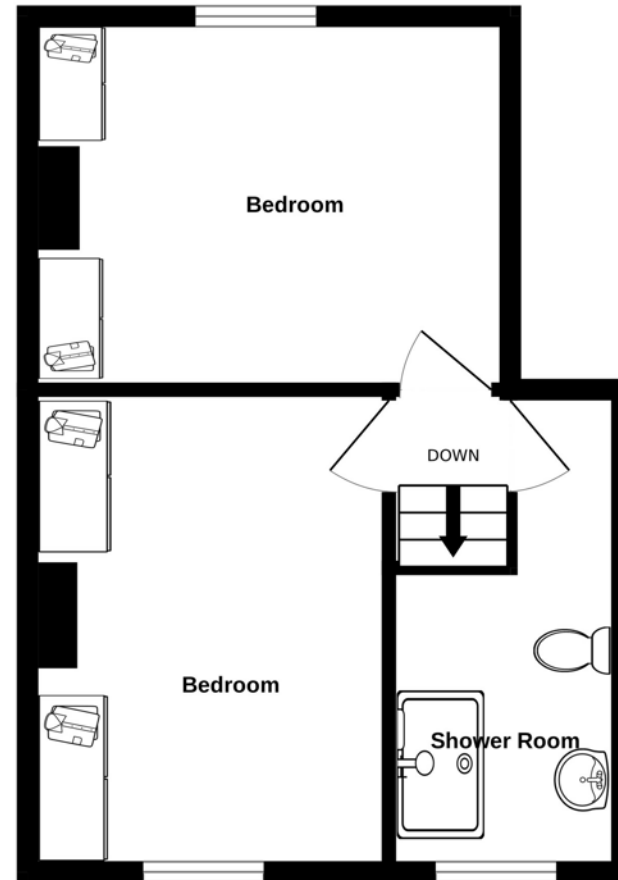
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Ground Floor



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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