



**PRESCOT ROAD, OLDSWINFORD
STOURBRIDGE DY9 7LB**



Taylor's

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Situated upon a **MOST FAVOURABLE** and **GENEROUS CORNER PLOT POSITION** within **OLDSWINFORD**, being ideally located for access to **Stourbridge Junction, Stourbridge Town Centre and Merry Hill**, stands this **THREE-BEDROOM SEMI DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING** the property comprises in brief; Entrance hallway, lounge, kitchen, downstairs family bathroom, conservatory, three bedrooms and a first floor w/c. To the front and side aspect there is **LAVISH LAWN AREAS** accompanied with **OFF-ROAD PARKING** provided by **SLABBED DRIVEWAY**, with the **LAVISH LAWN AREAS** extending to the rear off the property creating a **GENEROUS SIZED** and **THOUGHTFULLY LANDSCAPED REAR GARDEN**. To arrange a viewing, please contact Taylor's Estate Agents **STOURBRIDGE** office. **COUNCIL TAX BAND B**.

In further detail the accommodation is over two levels and comprises;

ENTRANCE HALLWAY 5'9" x 4'7"

Entered through a UPVC obscure double glazed front door, having a gas central heating radiator, stairs with handrail to first floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation.

LOUNGE 15'4" x 10'9"

Entered through a door from entrance hallway, having feature wood log burner with wood mantle and stone hearth, UPVC double glazed 'bay-aspect' window to front aspect, a gas central heating radiator, ceiling lighting and UPVC double glazed french doors to;

CONSERVATORY 9'4" x 8'8"

Entered through UPVC double glazed french doors from the lounge, having a gas central heating radiator, fan ceiling lighting, multiple UPVC double glazed units to garden aspect and UPVC double glazed french doors to garden aspect.

KITCHEN 12'10" x 7'4"

Entered through a door from the entrance hallway, well-furnished with a good array of oak style kitchen units. At floor level, a range of base units having both drawer and cupboard storage with housing for integrated oven and plumbing for washing machine and dishwasher. Ample space for a tall fridge/freezer. Surmounted above are roll-edged worktops having inset sink with drainer and mixer tap along with four-point gas hob.

OUTSIDE

The property is located on the fringes of Oldswinford, well-placed for access to Stourbridge Junction, Stourbridge Town Centre and Merry Hill. Upon arrival, the property is situated on a favourable and generous corner plot, having off-road parking, a most generous sweeping front lawn area and a paved path leading to the front door. To the side aspect is fencing with a door leading to;

GARDEN

Can be accessed either via the side access gate, via the UPVC obscure double glazed kitchen door or via UPVC double glazed french doors through conservatory. Offering a wealth of both lawn and patio area, coupled with planted borders containing flowers shrubs and small bushes, creating a pretty and idyllic rear garden aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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	





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Adjoining the worktops above is splashback tiling, and at eye level is a range of wall-mounted units having built-in extractor fan and shelving units (one of which houses boiler) and 'pantry-style' built-in cupboard. To side aspect is a UPVC obscure double glazed door to garden access and to rear garden aspect UPVC double glazed window unit and above ceiling lighting.

BATHROOM 9'0" x 4'7"

Entered through a door from entrance hallway, appointed with a three-piece bathroom suite consisting of fitted bath with bath panel, hot/cold tap combination and chrome shower attachment, pedestal toilet, vanity wash hand basin with hot/cold tap combination, a gas central heating radiator, half height wall tiling providing splashback facility, wall-mounted toilet roll holder and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs with handrail from entrance hallway, having UPVC double glazed unit to side/garden aspect, a gas central heating radiator, ceiling lighting and multiple doors leading to further accommodation.

BEDROOM ONE 12'6" x 9'1"

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

BEDROOM TWO 10'9" (max) x 7'7"

Entered through a door from landing, having a gas central heating radiator, built-in wardrobe cupboard and shelving, UPVC double glazed window unit to garden aspect, loft hatch to roof space and ceiling lighting.

BEDROOM THREE 10'9" (max) x 7'6"

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

UPSTAIRS W/C

Entered through a door from the landing, appointed with wall-mounted wash hand basin with hot/cold tap combination, pedestal toilet, a gas central heating radiator, full height tiling, wall-mounted glass shelf and UPVC obscure double glazed window unit to front aspect.

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.

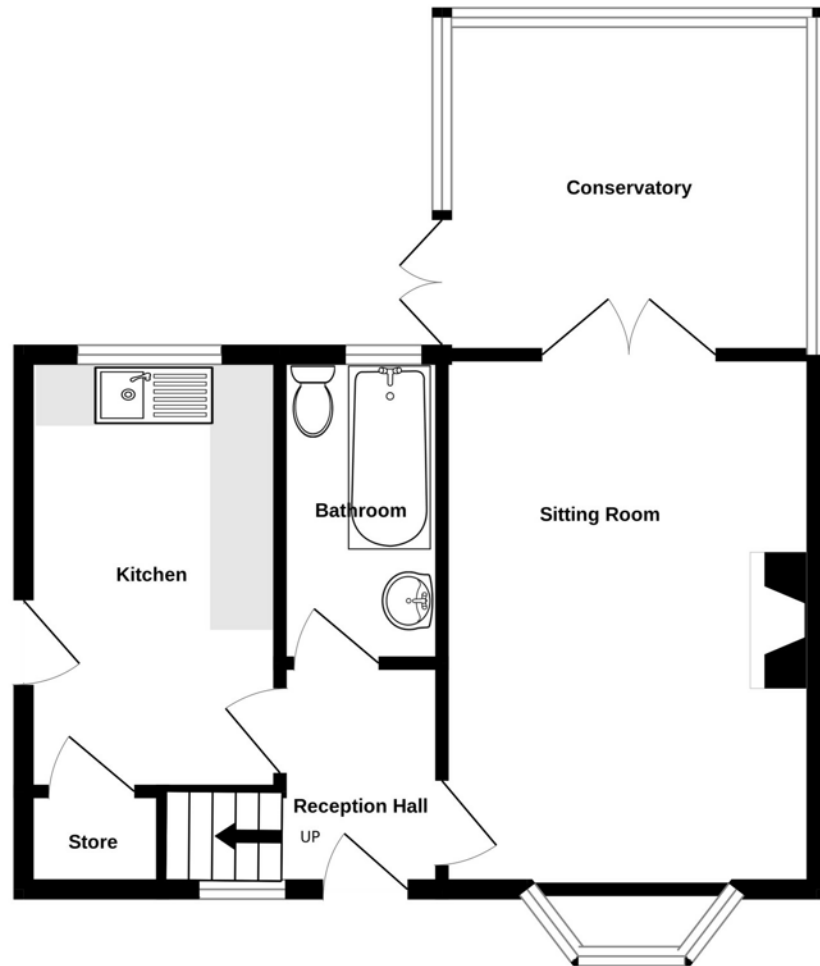
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

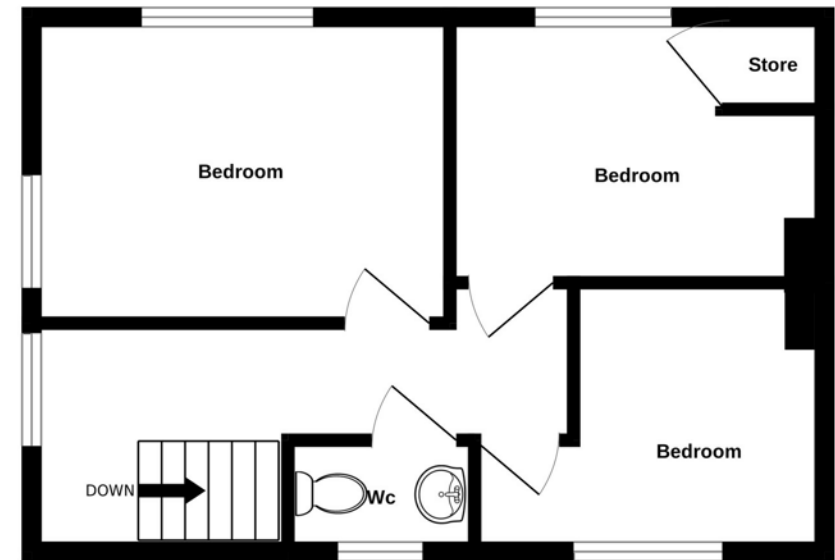
MISREPRESENTATION ACT 1967

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).



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