



**SWEETBRIER DRIVE,  
WORDSLEY, STOURBRIDGE DY8 4XZ**

**Taylor's**

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## SWEETBRIER DRIVE, WORDSLEY STOURBRIDGE DY8 4XZ

**NOT FAR FROM IDYLIC STOURBRIDGE CANAL WALKS and GOOD LOCAL SCHOOLS and SERVICES,** stands this **DELIGHTFUL and MUCH-IMPROVED TWO DOUBLE BEDROOM SEMI-DETACHED HOME.** Having **GAS CENTRAL HEATING and DOUBLE GLAZING** the property comprises in brief; Entrance hallway, kitchen, lounge, two double bedrooms and bathroom. To the front lies **OFF-ROAD PARKING, an ELECTRIC CHARGING POINT and GARAGE,** while to the rear a **THOUGHTFULLY LANDSCAPED and SUNNY GARDEN** ideal for both playing and entertaining in. **A MUST VIEW** to be **FULLY APPRECIATED!** To book a viewing contact **Taylor's Estate Agents STOURBRIDGE office. Council Tax Band B.**



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

### GROUND FLOOR

#### ENTRANCE HALLWAY 10'3" x 5'8"

Entered through a obscure composite front door, having stairs with balustrade to first floor accommodation (later detailed), a gas central heating radiator, under stairs cupboard storage and ceiling lighting.

#### KITCHEN 9'5" x 6'5"

Entered through a door from the entrance hallway, furnished with an oak-style kitchen. At floor level is a range of base units having both cupboard and drawer storage, plumbing for washing machine, space for fridge and freezer, integrated oven with four-point gas hob. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level is splashback tiling, wall-mounted cupboard units housing storage, integrated extractor fan, UPVC double glazed window unit to front aspect, a gas central heating radiator and ceiling lighting.

#### GARAGE 17'9" x 8'10"

Having up-and-over garage door, a door from the kitchen, UPVC double glazed window unit to garden aspect, obscure UPVC double glazed french door to garden aspect and ceiling lighting.

#### REAR GARDEN

Can be access either via the UPVC double glazed french doors from the lounge or via the obscure UPVC double glazed french door from the garage, this garden space has been beautifully landscaped throughout, having slabbed patio area ideal for garden furniture, large Astroturf lawn area, raised wood potting borders and to the rear another well-planned patio area serving as a outdoor BBQ area. It truly is an idyllic space to enjoy.



Energy Efficiency Rating		
	Current	Potential
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



### LOUNGE 13'8" x 12'5"

Entered through a door from the entrance hallway, having a gas central heating radiator, UPVC double glazed french doors to garden aspect with adjoining UPVC double glazed window units to garden aspect and ceiling lighting.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access via stairs with balustrade from entrance hallway, having loft hatch to loft space, airing cupboard storage and doors to all first floor accommodation.

#### BEDROOM ONE 12'6 x 7'3"

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

#### BEDROOM TWO 9'5" x 9'5"

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

#### BATHROOM 6'5" x 6'3"

Entered through a door from the landing, well-appointed with a three-piece bathroom suite consisting of fitted bath with bath panel, glass shower screen, overhead shower with chrome fittings, hot and cold tap combination, pedestal toilet, pedestal wash hand basin with mixer tap, a gas central heating towel rail, wall tiling, extractor fan, obscure UPVC double glazed window unit to side aspect and ceiling lighting.

### OUTSIDE

The property is pleasantly located in a great spot in Wordsley, well-placed for local canal walks, good local schools, shops and services. Upon approach, the property benefits from a full-width tarmac driveway providing ample off-road parking facilities, together with an outdoor electric charging point. Set behind is;



#### Agents contact details:

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### 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 affect 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

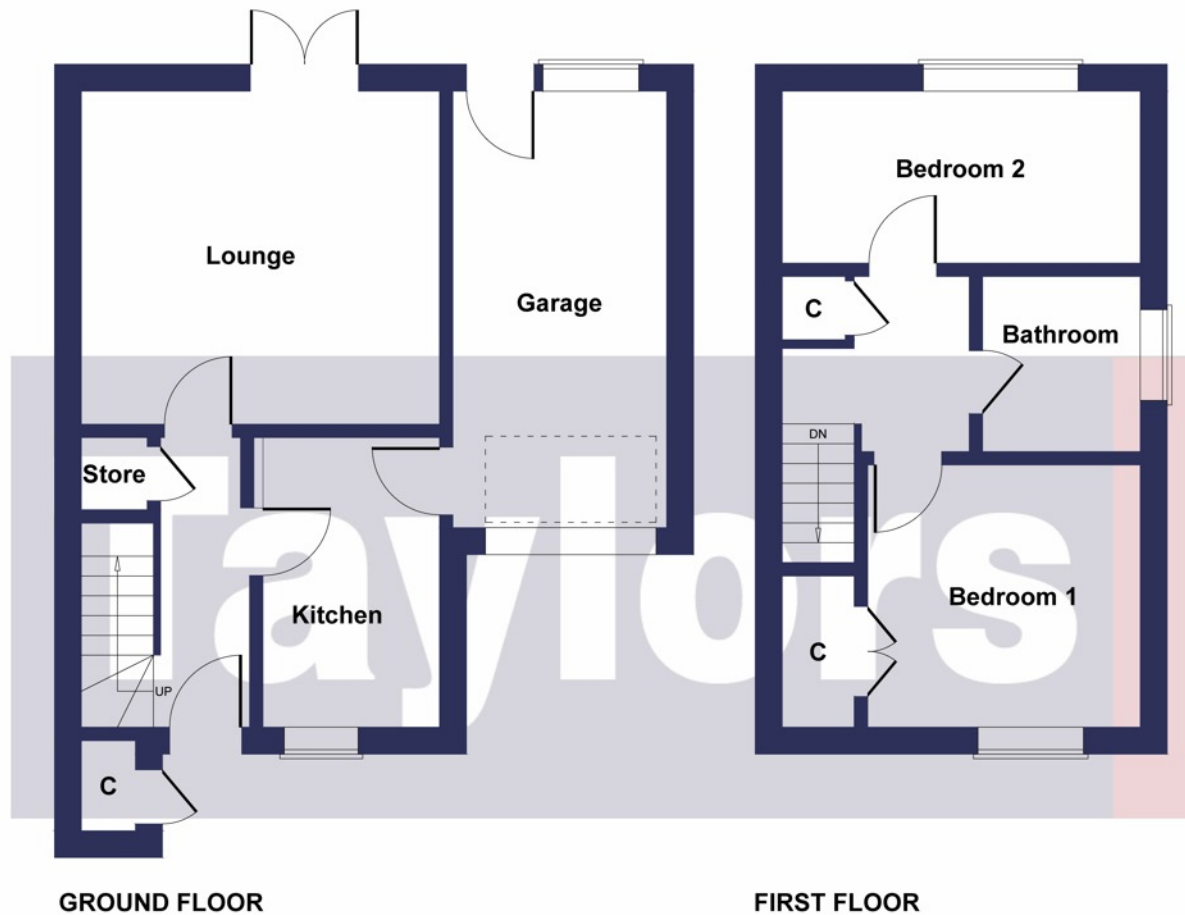
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.



**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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