



**HAM LANE, PEDMORE,
STOURBRIDGE DY9 0UD**





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DELIGHTFULLY SITUATED upon a **TRULY WELL-ESTABLISHED** and **HIGHLY DESIRABLE PEDMORE ADDRESS**, convenient for **NEARBY PUBLIC TRANSPORT LINKS** (such as bus and train), **TOWNS** and **VILLAGES** (such as **OLDSWINFORD** and **STOURBRIDGE**) and **SHOPS/SERVICES**, stands this **DECEPTIVELY SPACIOUS TWO BEDROOM DETACHED BUNGALOW**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **MOST ATTRACTIVE RESIDENCE** comprises in brief; Entrance hallway with adjoining internal hallway, lounge, kitchen, two bedrooms, bathroom, guest w/c and study/store. To the front aspect lies a **LANDSCAPED BLOCK-PAVED DRIVEWAY** with adjoining **FRONT GARDEN** leading to an **INTEGRAL SINGLE GARAGE**, with to the rear an **IMMACULATE** and **BEAUTIFUL LANDSCAPED SUNNY REAR GARDEN SPACE** having both **PATIO** and **LAWN AREAS**. A viewing is **ESSENTIAL** to **FULLY APPRECIATE** the accommodation on offer and to do so please do not hesitate to contact **Taylors 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 E**. **EPC E**.



The accommodation is set over a single storey and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 14' 1" (max) x 3' 8" (max)

Having an obscure glazed wood front door, a gas central heating radiator, doors to further accommodation and open to the hallway and ceiling lighting.

INNER HALLWAY 17' 3" (max) x 4' 6" (max)

Open from the entrance hall having doors to further accommodation, loft hatch to loft space, a gas central heating radiator and ceiling lighting.

LOUNGE 14' 3" (max) x 10' 9" (max)

Entered through a door from the internal hallway having a feature electric fireplace, a gas central heating radiator, UPVC double glazed French doors to garden aspect with adjoining UPVC double glazed window unit to garden aspect and ceiling lighting.

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

Entered through a door from the lounge. At floor level there are a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine and space for an oven and grill combination. Surmounted on top are roll edged work tops having inset sink with a drainer and hot and cold tap combination. At eye-level there is a gas central heating radiator, good range of wall mounted cupboard units, splashback tiling, space for a larder style fridge freezer combination, a UPVC double glazed window unit to garden aspect, built-in cupboard storage, door to the garage (later detailed) and an obscure glazed door to the side lean-to.



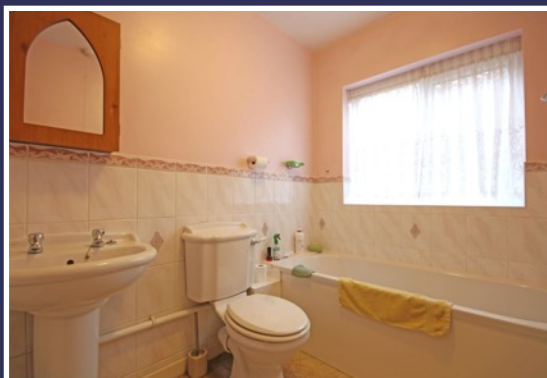
INTEGRAL SINGLE GARAGE 15' 4" (max) x 7' 10" (max)

Can be accessed either via the door from the kitchen or via the front facing electrically controlled roller shutter door having an obscure UPVC double glazed window unit to side aspect, a loft hatch to the loft space, fitted wall shelving and ceiling lighting.

REAR GARDEN

Having been replanned and designed by the current owner it is an easily accessible space either via the side access points or through the double opening UPVC double glazed French doors from the lounge aspect. It hosts both immaculate block paving patio areas together with a well-manicured and designed lawn area having feature bedding/shale areas. It is truly sunny and private in its aspect and should suit those that are "green fingered" together with those who enjoy pursuits such as al fresco dining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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LEAN-TO 9' 3" (max) x 4' 4" (max)

Entered through a door from the kitchen having wall lighting, an obscure UPVC double glazed door to front aspect, a UPVC obscure double glazed door to garden aspect and wall mounted shelving.

BEDROOM ONE 11' 7" (max) x 10' 8" (max)

Entered through a door from the internal hallway having fitted wardrobes, a gas central heating radiator, wall mounted electric heater, a UPVC double glazed window unit to front aspect and ceiling lighting.

BEDROOM TWO 14' 2" (max) x 6' 7" (max)

Entered through a door from the entrance hallway having a gas central heating radiator, ceiling lighting and a glazed bay aspect window to the front aspect.

BATHROOM 7' 8" (max) x 5' 9" (max)

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

GUEST WC 5' 9" (max) x 5' 1" (max)

Entered through a door from the internal hallway having a gas central heating radiator, an electrically heated towel rail, pedestal toilet, pedestal wash hand basin with hot and cold tap combination, fitted wardrobes/cupboards, wall tiling, ceiling lighting and an obscure UPVC double glazed window unit to side aspect.

STOREROOM/STUDY AREA 6' 2" (max) x 3' 2" (max)

Entered through a door from the internal hallway having a gas central heating radiator, fitted shelving, ceiling lighting and an obscure UPVC double glazed window unit to garden aspect.

OUTSIDE

The property is situated upon a well known and highly sought after Pedmore address. On approach the property greets you with an immaculate block paved drive providing ample off-road parking for multiple vehicles together with an adjoining front garden area which plays host to varying mature shrubs and small trees. Following on leads to the front aspect of the dwelling together with two outdoor side access points which lead to the rear garden (later detailed) and further 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

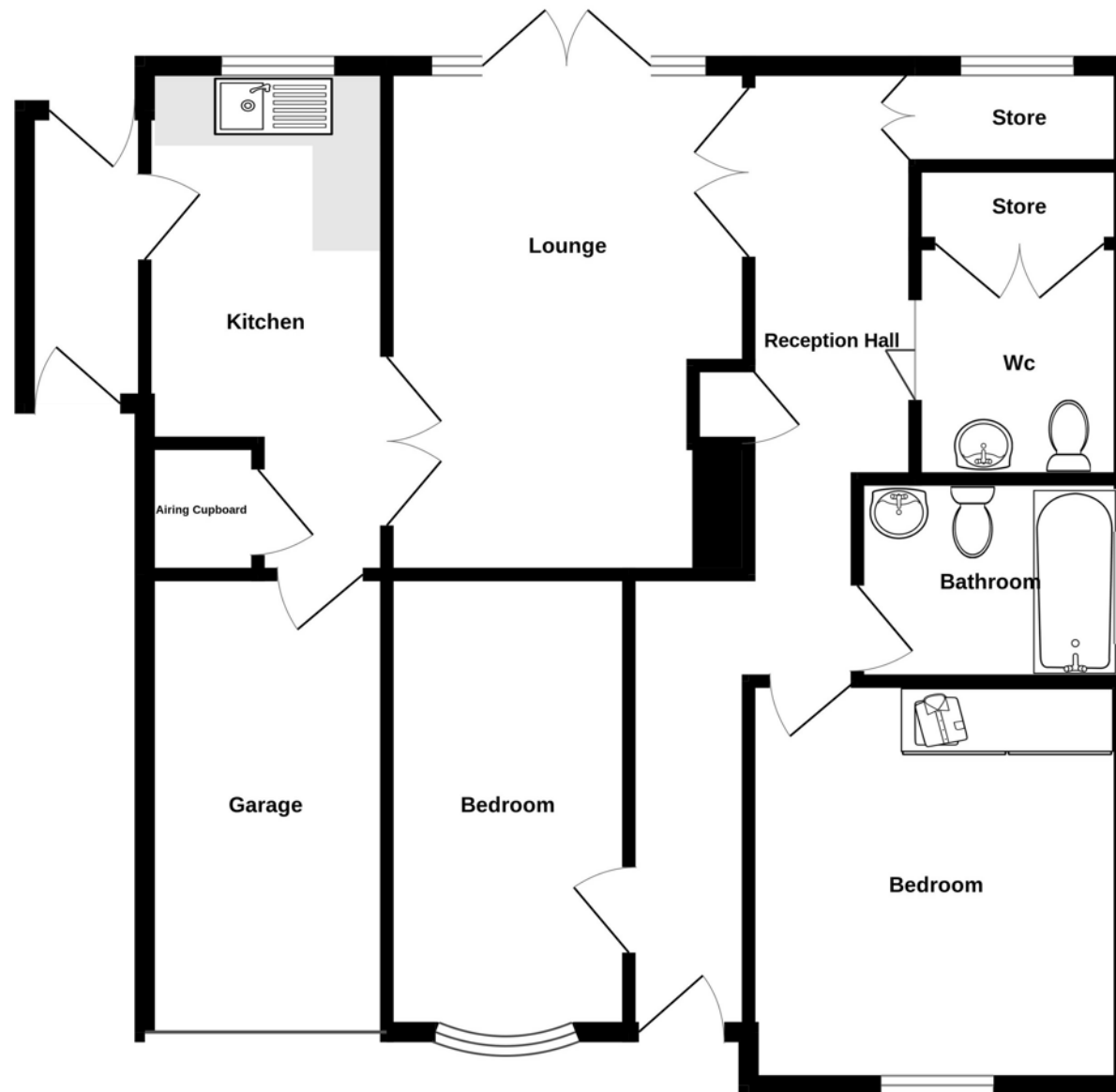
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely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



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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