



**LONGLANDS AVENUE, OFF BOWLING GREEN ROAD,
OLD QUARTER, STOURBRIDGE DY8 3TU**





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Pleasantly situated within this newly constructed development by Persimmon Homes in the locally known Old Quarter, this **BEAUTIFULLY PRESENTED AND WELL APPOINTED, THREE DOUBLE BEDROOM, THREE-STOREY, NOW EXTENDED, SEMI-DETACHED HOME** will require an internal viewing so to fully appreciate the high standard of accommodation. With both double-glazed and dual-zone gas central heating, the layout includes: Reception Hall, Pleasant Sitting Room with Amtico flooring, Central Hall, **IMPRESSIVE OPEN PLAN KITCHEN** with a **STYLISH DINING AREA EXTENSION** leading off, Guests Cloakroom, First Floor Landing, Two Double Bedrooms, Principal Bathroom, and, upon the second floor, with a **Further Double Bedroom** having Large Ensuite. Long Drive to the side and with an **Enclosed, Level Rear Garden**. **Site Service Charge of £206 p.a. (reviewed annually). Council Tax Band C.**



In further detail the accommodation which is planned over **THREE FLOORS** is seen here to comprise;

GROUND FLOOR

A composite front entrance door with inset obscure double glazing opens to the;

RECEPTION HALL

With central heating radiator, ceiling light point and with “greyed oak” styled “Amtico” flooring. A door opens to provide an approach to;

PLEASANT SITTING ROOM 14’ 8” x 11’ 10” (when measured at widest points) With a continuation of the “greyed oak” styled Amtico flooring from the reception hall and further with a UPVC double glazed boxed bay window to the front and a UPVC double glazed window to the side. Tastefully decorated in a neutral theme and with a central heating radiator, provisions for a television, and ceiling light point . A door opens to a storage cupboard below the stairs and a further door opens to the;

CENTRAL HALL

From which stairs lead off and rise with a balustrade to the first floor accommodation (later mentioned) and doors lead off to both the dining kitchen and guests cloakroom. In addition there is a continuation of the “greyed oak” styled Amtico flooring, mains connected smoke alarm and ceiling light point.

EXTENDED AND THOUGHTFULLY REPLANNED DINING KITCHEN

Arranged in two distinct parts, initially with the;

Kitchen Area 11’ 10” x 8’ 10” (when measured at widest points) Furnished with a good range of “Harvard pebble” Symphony kitchen shaker styled cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting work surfaces and having an inset one and a half bowl stainless steel sink and drainer with mixer tap over. The built-in “stainless steel” cooker arrangement comprises a “four burner” gas hob with electric fan assisted oven below having an integrated grill and with a stainless steel splashback rising to a canopied hood extractor fan.

ENSUITE 11’ 1” x 5’ 0”

Having a double glazed skylight window to the rear and appointed with a white suite to include shower enclosure having full height splashback tiling within and with both a pedestal wash hand basin and low level WC positioned to a half tiled feature wall. Central heating radiator, extractor fan and with a ceiling light point.

VERSATILE CUPBOARD

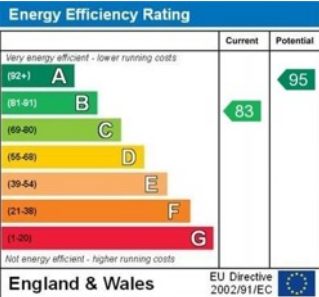
Approached off the second floor landing and providing for excellent general purpose storage space.

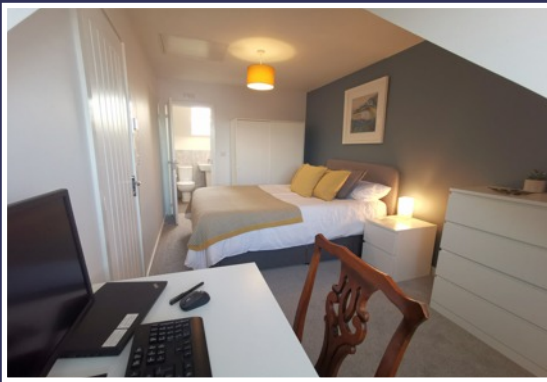
OUTSIDE

Longlands Avenue forms part of a newly constructed development by Messrs. Persimmon Homes, and is located within the locally known “Old Quarter” just off Bowling Green Road. Set back behind an easily manageable frontage, a path extends to the property’s principal front entrance, whilst to the side there is a **LONG DRIVEWAY** which runs adjacent to the property.

ENCLOSED REAR GARDEN

An aspect which may be approached from the kitchen, or alternatively from side gated access. To the side there is a slabbed area suitable for a timber garden shed, and being laid predominantly to lawn, this level aspect has shaped borders with an array of specimen plants and shrubs. Enclosure is achieved from timber fencing. External power points and lighting. There is an external tap.





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At eye-level there are wall mounted cupboards providing for additional storage space, one of which houses the "Ideal" combination boiler system. Suitable space and plumbing for an automatic washing machine, a slimline dishwasher, space for an American style fridge freezer and additional storage, as preferred, 'Classic Oak Beige' vinyl flooring and with a ceiling light point. All OPEN PLAN to the;

Dining Area Extension 11' 3 x 9' 6

With excellent natural illumination from the double glazing double opening doors and adjoining large double glazed panels to the rear garden, and further with two Velux double glazed skylight windows. Continuation of the 'Classic Oak Beige' flooring from the kitchen area, ample space for dining table and chairs, tall contemporary styled radiator, and with recessed LED ceiling lights.

GUESTS CLOAKROOM

Appointed with a white suite to include a low level WC and pedestal wash hand basin having complementary splashback tiling. Greyed oak styled Amtico flooring, central heating radiator, extractor fan and with a ceiling light point.

FIRST FLOOR

Stairs rise with a balustrade and continue to the;

FIRST FLOOR LANDING

Having a continuation of stairs and balustrade to the second floor accommodation (later mentioned), central heating radiator, mains connected smoke alarm, ceiling light point and with doors radiating off;

BEDROOM TWO 11' 10" x 10' 5" (when measured at widest points)

With two UPVC double glazed windows to the front, central heating radiator and with a ceiling light point.

BEDROOM THREE 11' 10" x 8' 10" (when measured at widest points)

With a UPVC double glazed window to the rear, central heating radiator and with a ceiling light point.

PRINCIPAL BATHROOM 8' 0" x 5' 8"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a moulded panelled bath having complementary splashback tiling around and with tiling continuing to both the pedestal wash hand basin and low level WC. Central heating radiator, extractor fan and with a ceiling light point.

SECOND FLOOR

Stairs continue from the first floor landing with a balustrade to;

SECOND FLOOR LANDING

Having mains connected smoke alarm, ceiling light point and doors which lead off;

BEDROOM ONE 17' 0" x 8' 5"

With a UPVC double glazed window positioned into a dormer to the front elevation, and further with central heating radiator, ceiling light point and with a door 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.

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MISREPRESENTATION ACT 1967

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GROUND FLOOR

FIRST FLOOR

SECOND 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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