



**RICHMOND GROVE, WOLLASTON,
STOURBRIDGE DY8 4SF**





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Pleasantly situated in this desirable address, popular amongst family buyers seeking an easy route to St James primary school, this **MOST APPEALING, THREE BEDROOM, EXTENDED SEMI-DETACHED HOME** affords a layout with gas central heating and double glazing, to briefly comprise: Reception Hall, Sitting Room **OPEN PLAN** to an **EXTENDED Dining Area, ENLARGED BREAKFAST KITCHEN**, Landing, Three Bedrooms and Bathroom. **Block Paved Driveway, Garage**, and with an **Enclosed Rear Garden**. Available for sale with **NO UPWARD CHAIN**. **Tenure: Freehold. Construction: Brick/Pitched Roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C.**



Planned over two floors;

GROUND FLOOR

A natural wood front entrance door with inset ornate glazing, opens to the;

RECEPTION HALL

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, coving to the ceiling, ceiling light point and with doors off;

SITTING ROOM WITH DINING AREA

Arranged in two parts;

SITTING ROOM AREA 15' 1" x 10' 10" (at widest points)

With a UPVC square leaded double glazed box bay window to the front, feature fireplace with projecting hearth and an inset coal effect gas fire. Central heating radiator, television connection point, ceiling light point and with coving to the ceiling continuing through to the;

EXTENDED DINING AREA 13' 5" x 7' 10"

With double glazed sliding patio doors at the rear, ample space for the arrangement of dining furnishings, central heating radiator and ceiling light point.

EXTENDED BREAKFAST KITCHEN 15' 0" x 8' 10"

With a UPVC double glazed window to the rear and additional double glazed window to the side, and being furnished with a good range of natural wood cupboard fronted units.



GARAGE 23' 0" x 8' 5"

With concrete floor, fluorescent ceiling strip light, wall mounted combination boiler system, door to the kitchen and also with a door at the rear providing an approach to the;

REAR GARDEN

Which may also be approached from the patio doors within the dining area and has an initial patio. There is a shaped lawn with established borders, timber fencing and overall a pleasant, private aspect to be enjoyed.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(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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Base cupboards and drawers have work surfaces over and an inset one and a half bowl stainless steel sink and drainer with mixer tap. Complementary splashback tiling forms a surround and continues to the built-in cooker arrangement which has a ceramic hob, microwave, and a double oven with grill. Above the hob there is a concealed cooker hood located within a range of wall mounted cupboards. Concealed appliance space for a larder fridge and space and plumbing for an automatic washing machine. Breakfast space for table and chairs, tiled floor, door to the garage (later mentioned), coving to the ceiling and with various ceiling light points.

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to;

LANDING

With a UPVC obscure double glazed window to the side, loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 13' 2" x 10' 10"

With a UPVC square leaded double glazed box bay window to the front, selection of fitted wardrobes and chest of drawers, central heating radiator and ceiling light point.

BEDROOM TWO 10' 2" x 10' 0"

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

BEDROOM THREE 6' 5" x 6' 2"

With a UPVC square leaded double glazed window to the side, central heating radiator and ceiling light point.

BATHROOM 7' 2" x 7' 0"

With a UPVC obscure double glazed window to the rear and appointed with a three piece arrangement to include a corner bath with shower over, full height splashback tiling, low level WC and with a handwash basin recessed into a double door vanity cupboard. Central heating radiator, coving to the ceiling and with recessed ceiling lighting.

OUTSIDE

A block paved driveway provides vehicular parking space, an approach to the property's principal front entrance and further to the;

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. **Fitted carpets, curtains and light fittings are also included.** 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.

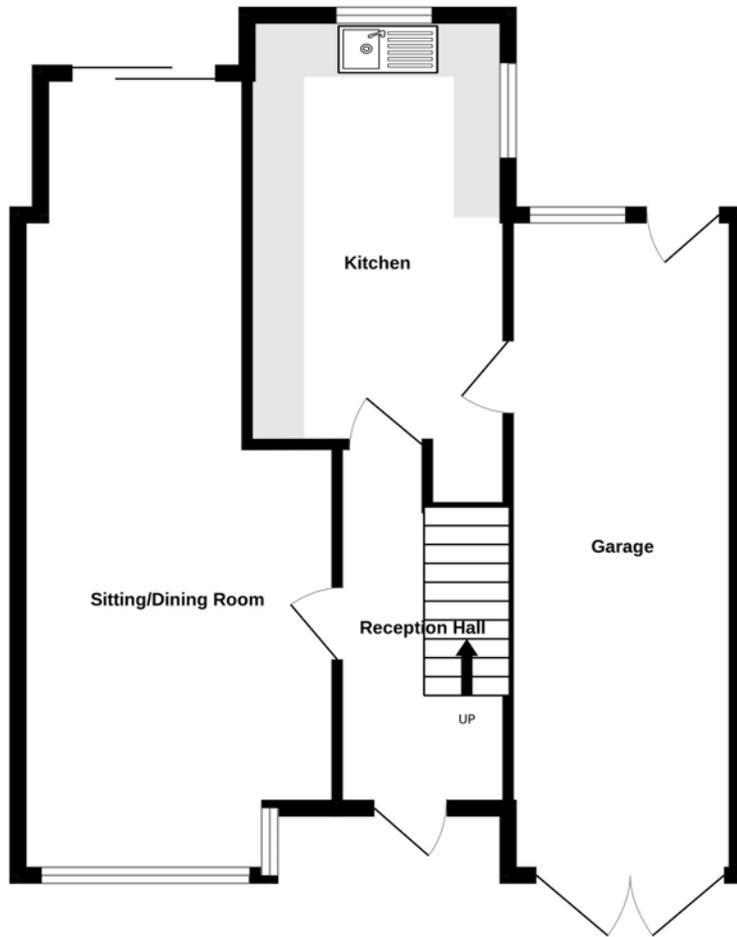
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

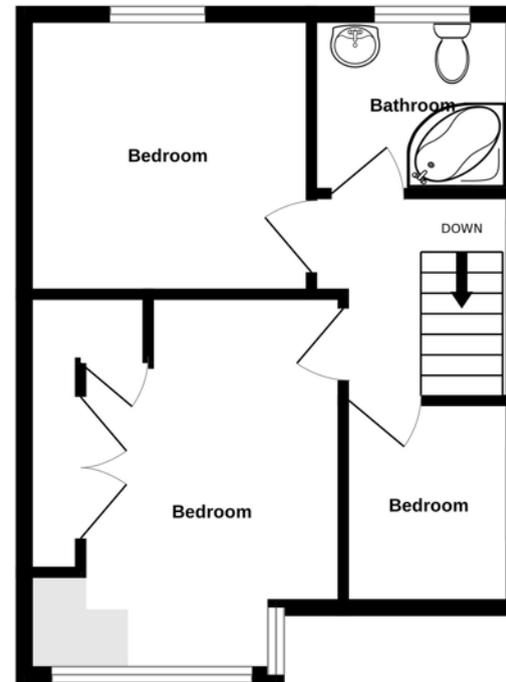
MISREPRESENTATION ACT 1967

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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