



**PORTLAND DRIVE, PEDMORE,
STOURBRIDGE DY9 0SB**



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Delightfully situated in this desirable address, just off Redlake Road, this **THOUGHTFULLY IMPROVED AND ENLARGED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** affords a layout with gas central heating and double glazing. Offered for sale with **NO UPWARD CHAIN**, the accommodation, which is planned over two floors, is seen to comprise: **EXTENDED DINING HALL, Guests Cloakroom, Large Sitting Room, OPEN PLAN BREAKFAST KITCHEN** with a range of integrated appliances, Landing, Three Good Bedrooms and Modern Bathroom. Block Paved Driveway, Garage and with a Lovely Rear Garden. Council Tax Band D.

In further detail the EXTENDED layout is seen here to comprise;

GROUND FLOOR

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

ENLARGED RECEPTION HALL/DINING HALL 16' 3" x 12' 9" (when including the stairs)

With a UPVC double glazed bow window to the front and further with stairs leading off rising to the first floor accommodation (later mentioned). This spacious entrance hallway doubles as a **FORMAL DINING ROOM** with ample space for the arrangement of dining furnishings if so preferred. There are two central heating radiators, coving to the ceiling, two ceiling light points and a door which opens to;

GUESTS CLOAKROOM

With natural illumination achieved from a Velux double glazed skylight window and being appointed with a white suite to include low level WC and with a wall mounted corner wash hand basin having complementary splashback tiling. Central heating radiator, tiled floor, extractor fan, ceiling light point and with a discreet double door meter cupboard.

Further double opening part glazed doors continue to;

LARGE SITTING ROOM

 17' 3" x 12' 10"

With double glazed sliding patio doors enjoying a view to the tidy rear garden (later mentioned) and further with a brick built fireplace having a gently raised and projecting "tile topped" hearth and a recessed "coal effect" living flame styled gas fire. In addition there is a central heating radiator, television connection point, coving to the ceiling, four wall light points and a part glazed door which continues to;

There is also a hand wash basin part recessed into a vanity surface with toiletry cupboards below, bidet and a low level WC with enclosed cistern. Central heating radiator and with an array of recessed halogen ceiling lights.

OUTSIDE

Enjoying a situation in this now established address, the property is set back behind a shrubbery foregarden and has an adjoining driveway which facilitates ample parking. In addition there is an approach to the **GARAGE** within which there is space and plumbing for an automatic washing machine.

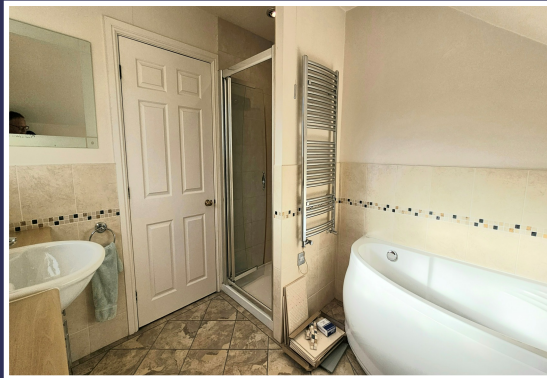
REAR GARDEN

An aspect which initially comprises a slabbed patio, and may be approached via the patio doors from the sitting room or alternatively from the side gated access. A shaped level lawn leads off with established borders, and towards the rear boundary there is a greenhouse. Overall a pleasant and naturally secluded aspect.

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		
(69-80) C		
(56-68) D	63	77
(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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FAMILY BREAKFAST KITCHEN 17' 3" x 8' 0"

Arranged in two distinct parts, with the initial BREAKFASTING AREA having a UPVC double glazed window and door to the side elevation, ample space for the arrangement of breakfasting table and chairs, central heating radiator, ceiling light point and being OPEN PLAN to the;

SHAKER STYLED FITTED KITCHEN

With a UPVC double glazed window to the rear and being furnished with a good range of "light wood effect 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 sink and drainer with both mixer tap over and additional "hose tap". The built-in cooker arrangement comprises an AEG induction hob with splashback rising to a concealed cooker hood located within a range of wall mounted cupboards, and to an opposing wall there is an AEG fan assisted electric oven with microwave above. Built-in AEG full sized dishwasher, and with an integrated fridge having a separate freezer compartment below. Additional range of wall mounted cupboards providing further storage space and with an array of recessed halogen ceiling lights.

FIRST FLOOR

Stairs rise to;

LANDING

With a UPVC double glazed window to the side, loft access point, central heating radiator, ceiling light point and with white painted Regency styled doors radiating off;

BEDROOM ONE 12' 10" x 12' 5"

With a broad UPVC double glazed window to the rear, three sets of fitted double wardrobes having cupboard storage above, central heating radiator, coving to the ceiling and ceiling light point.

BEDROOM TWO 13' 3" x 9' 10"

With a UPVC double glazed window to the front, fitted furniture to include an array of wardrobes with cupboards above, central heating radiator and ceiling light point.

BEDROOM THREE 12' 9" x 8' 0"

With a large UPVC double glazed window to the rear and with fitted furniture to include a double wardrobe with adjoining unit having integral shelving, and with cupboard storage over. Central heating radiator, coving to the ceiling and ceiling light point.

BATHROOM 8' 8" x 8' 0"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a shower recess with bi-fold screen door opening and full height splashback tiling within, thoughtfully positioned ceiling extractor with integral light, and with half tiling continuing with a border tile detail to form a surround to the offset corner bath.

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.

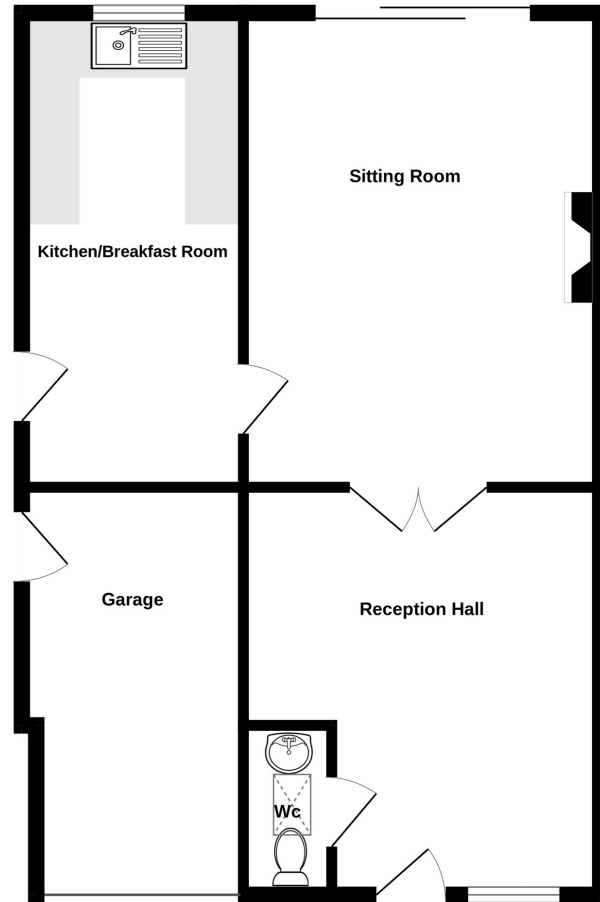
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

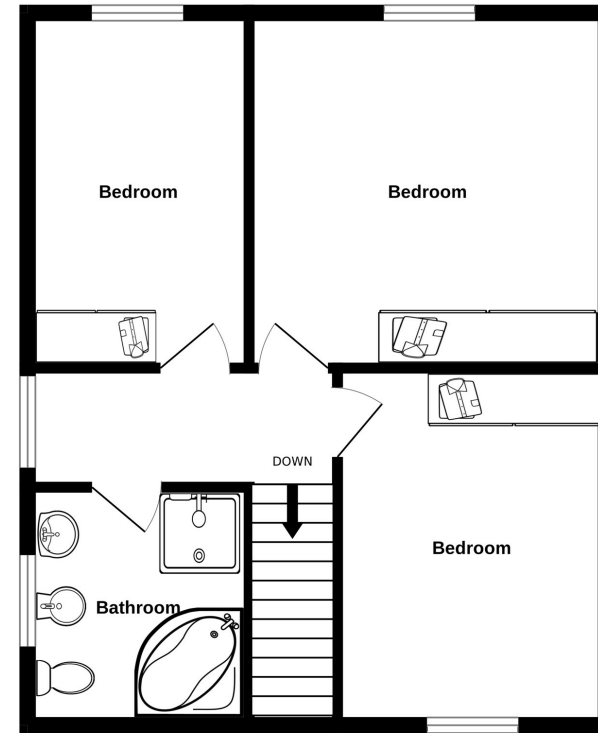
MISREPRESENTATION ACT 1967

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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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