



**COMPTON ROAD, PEDMORE,  
STOURBRIDGE DY9 0TG**



# Taylor's

## COMPTON ROAD, PEDMORE, STOURBRIDGE, DY9 0TG

Commanding a **PROMINENT** and **TRULY DELIGHTFUL CORNER PLOT POSITION** within one of **PEDMORE'S MOST HIGHLY DESIRABLE** and **SOUGHT-AFTER ADDRESS'S**, stands this **IMPRESSIVE, APPEALING** and **DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW**. This **TREMENDOUS RESIDENCE** has been much-loved for many years and is ready for its next custodians. Having **GAS CENTRAL HEATING, DOUBLE GLAZING**, and available with **NO UPWARD CHAIN**, this **MOST GENEROUS BUNGALOW RESIDENCE** comprises; Entrance hallway, dining room, extended kitchen, lounge, three good bedrooms and re-fitted shower room. Occupying the front aspect is **SUBSTANTIAL OFF-ROAD PARKING** provided by a **BLOCK-PAVED DRIVEWAY** which is accompanied with a **INTEGRAL SINGLE GARAGE** and **GENEROUS FRONT AND SIDE GARDENS**, with to the rear **PRIVATE** and **SUNNY GARDEN AREA, PATIO AREA** and **VEGETABLE PATCH**. In order to **FULLY APPRECIATE** this **DELIGHTFUL RESIDENCE**, a viewing is **ESSENTIAL** and to do so, please contact Taylor's Estate Agents **STOURBRIDGE** office. Council Tax Band D.



In further detail the accommodation is set over one level and comprises;

### ENTRANCE PORCH

Having UPVC double glazed front door with adjoining UPVC double glazed window units, ceiling lighting and door to entrance hallway.

### ENTRANCE HALLWAY 14'6" (max) x 4'5" (max)

Entered through an obscure glazed door with adjoining obscure window panels, having cupboard storage, ceiling lighting, a gas central heating radiator, doors to all accommodation and opening to dining room.

### DINING ROOM 11'5" (max) x 9'1" (max)

Entered through an opening from the entrance hallway, having a gas central heating radiator, UPVC double glazed patio door to garden aspect and ceiling lighting.

### LOUNGE 17'9" (max) x 11'3" (max)

Entered through a door from the entrance hallway, having UPVC double glazed window to side garden aspect, feature gas fire with stone surround, mantle and hearth, a gas central heating radiator and ceiling lighting.

### KITCHEN 17'9" (max) x 8'2" (max)

Entered through a door from the entrance hallway, well-furnished with a wood-grain kitchen.

### INTEGRAL SINGLE GARAGE 16'1" (max) x 8'5" (max)

Having an electric front garage door, strip light ceiling lighting, UPVC double glazed window unit to garden aspect and houses various meters and boiler.

### GARDENS

Found to both the front, side and rear of the property, they are extensive and wrap around the property in its entirety. Majority lawn area, there too are multiple potting boards and even within the rear garden a 'vegetable/flower patch', providing ample space to hold maturing vegetation such as the current trees, shrubs and bushes which occupy the garden space. It truly is a most rare garden space within this established address and is ready to be loved and appreciated further by its next custodian.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	



At floor level, great range of base units having both cupboard and drawer storage, space and plumbing for washing machine, dishwasher, tumble dryer, fridge, freezer and integrated oven and grill combination. Surmounted on top, roll-edged worktops having inset sink with drainer and mixer tap and four-point electric hob. At eye level, generous range of both wall-mounted and larder-style cupboard units providing a wealth of storage options, splashback tiling, integrated microwave, two UPVC double glazed window units to garden aspect, extractor fan, door to rear porch and ceiling lighting.

#### BEDROOM ONE 11'10" (max) x 10'6" (max)

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



#### BEDROOM TWO 10'6" (max) x 10'0" (max)

Entered through a door from the entrance hallway, having built-in wardrobe, UPVC double glazed window unit to side garden aspect, a gas central heating radiator and ceiling lighting.

#### BEDROOM THREE 8'7" (max) x 8'7" (max)

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

#### SHOWER ROOM 8'2" (max) x 5'4" (max)

Entered through a door from the entrance hallway, beautifully appointed with a three-piece shower suite consisting of walk-in shower with sliding glass shower screen door, fitted vanity unit housing wash hand basin with mixer tap and toilet, fitted larder style cupboard vanity unit, a gas centrally heated towel rail, floor and wall tiling, extractor fan, loft hatch to loft space and ceiling lighting.

#### OUTSIDE

The property commands a most prominent corner plot position within one of Pedmore's most highly desirable and sought-after address's. On arrival, you are greeted with a generous block paved driveway which can accommodate multiple vehicles, together with ample front and side gardens which wrap-around the perimeter of this most spacious and grand residence. The driveway then leads to the front elevation of the property and to;



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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 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

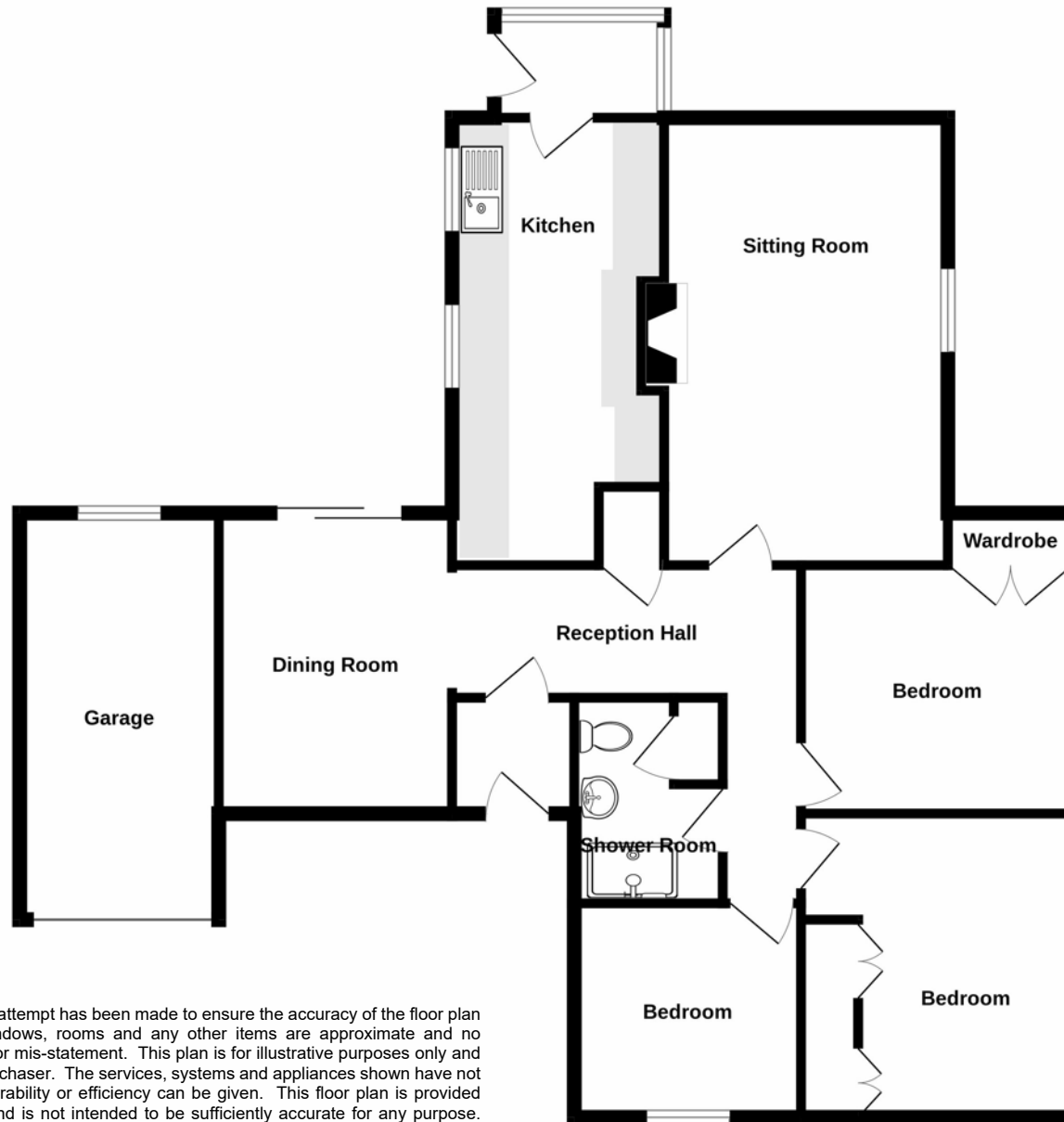
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#### PLANNING PERMISSION/ BUILDING REGULATIONS

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.



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