



**CHARLES ROAD, 'OLD QUARTER',
STOURBRIDGE DY8 3UN**

Taylor's



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DESIRABLY LOCATED within the 'OLD QUARTER' of STOURBRIDGE, not far from **GOOD LOCAL SCHOOLS, SHOPS, SERVICES** and **SWAN POOL PLAYING FIELDS**, lies this **RATHER GENEROUS THREE BEDROOM DOUBLE-FRONTED SEMI-DETACHED HOME**. Requiring some modernisation, the property has **GAS CENTRAL HEATING, DOUBLE GLAZING**, and briefly comprises; Double aspect lounge, dining room, kitchen, utility, three bedrooms and shower room/wet room. To the front is a **FULL-WIDTH BLOCK PAVED DRIVEWAY** and to the rear a **GARDEN** with **VERSATILE OUTBUILDING**. **AVAILABLE WITH NO UPWARD CHAIN!** To view please contact Taylors Estate Agents **STOURBRIDGE Office**. Council Tax Band **B**.

In further detail the accommodation is spread over two levels and comprises;

GROUND FLOOR

DINING ROOM 16'8" x 10'1"
With a obscure UPVC double glazed front door with adjoining obscure UPVC double glazed window units, having feature fireplace, stairs to first floor accommodation (later detailed), UPVC double glazed window unit to front aspect, a gas central heating radiator and ceiling lighting.

KITCHEN 15'4" x 8'6"
Entered through a door from dining room, furnished with a range of units. At floor level, range of base units having both cupboard and drawer storage, spaces for fridge and freezer. Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, range of wall-mounted units, tiled splashback arrangement, extractor fan, free-standing cooker with electric hob, built-in storage cupboard, two UPVC double glazed window units to rear garden aspect and ceiling lighting.

UTILITY/LEAN-TO 10'5" x 6'8"
Entered through a door from the kitchen, having plumbing for washing machine and tumble dryer, wall-mounted roll-edged worktops, multiple UPVC double glazed window units to rear garden aspect, ceiling lighting and UPVC double glazed door to rear garden.

Upon approach the property has a full-width block-paved driveway providing ample off road parking for multiple vehicles. To the left hand side of the drive lies a raised retaining wall housing shale with potting flowers. To the rear stands;

REAR GARDEN
Accessed either via the UPVC double glazed patio door from the lounge, via the UPVC double glazed door from the utility/lean-to or via the outdoor side access, the garden is a generous size having lawn area, patio area, a pond and further a versatile outbuilding.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOUNGE 19'2" x 11'9"

Entered through either a door from the dining room or kitchen, having UPVC double glazed patio door to garden aspect, UPVC double glazed window unit to front aspect, feature fireplace with brick surround, a gas central heating radiator and ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING

With stairs from dining room, having a gas central heating radiator, UPVC double glazed window unit to rear garden aspect and multiple doors to first floor accommodation

BEDROOM ONE 13'2 x 12'1"

Entered through a door from the landing, having a gas central heating radiator, UPVC double glazed window unit to front aspect, built-in storage cupboard and ceiling lighting.

BEDROOM TWO entered through a door from the landing, having built-in shelf storage, a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

BEDROOM THREE 9'4" x 8'5"

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

SHOWER ROOM/WET ROOM 8'2" x 6'0"

Entered through a door from the landing, appointed with a pedestal toilet, wall-mounted wash hand basin with hot/cold tap combination, electric shower with shower curtain, wet room flooring, a gas central heating radiator, wall-mounted towel rail, obscure UPVC double glazed window unit to garden aspect, wall tiling and ceiling lighting.

OUTSIDE

The property is ideally located on the edge of the 'old quarter', well placed for good local schools, shops, services and Swan Pool playing fields.

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.

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

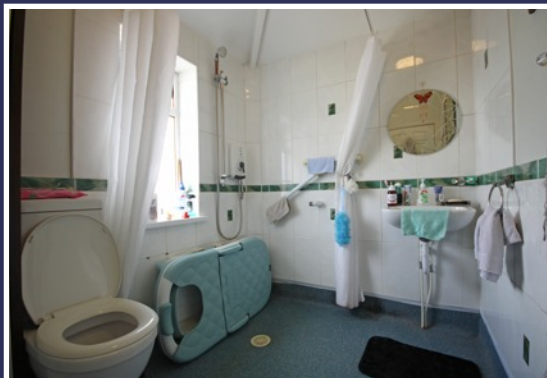
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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.



Agents contact details:

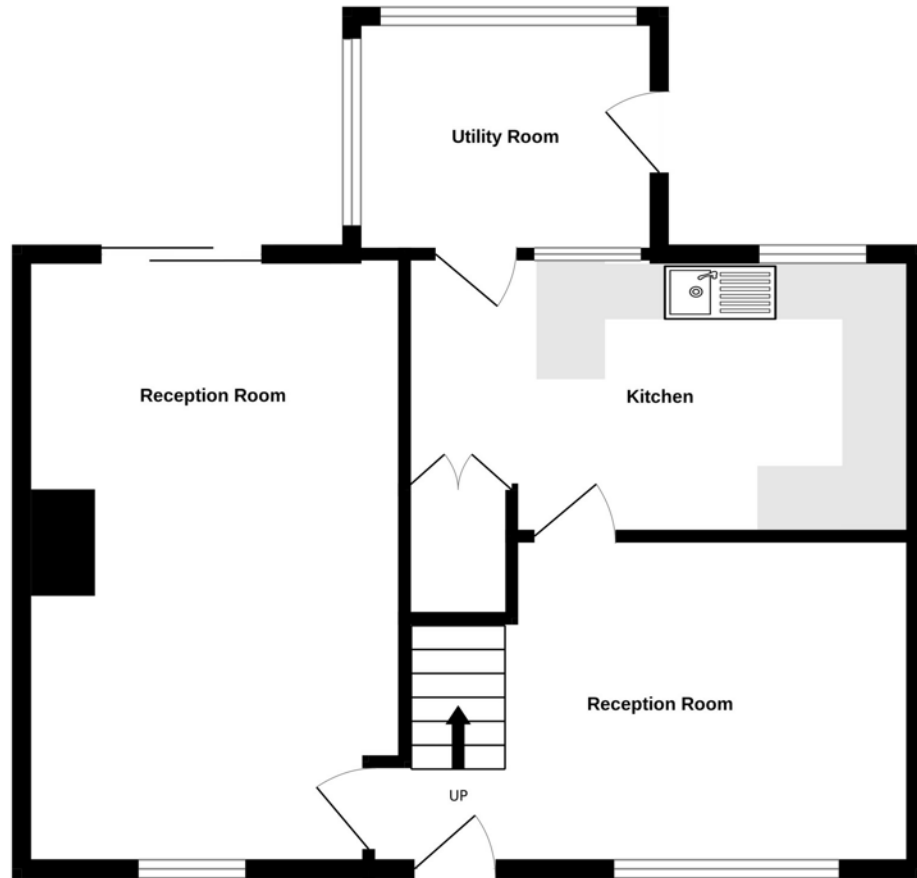
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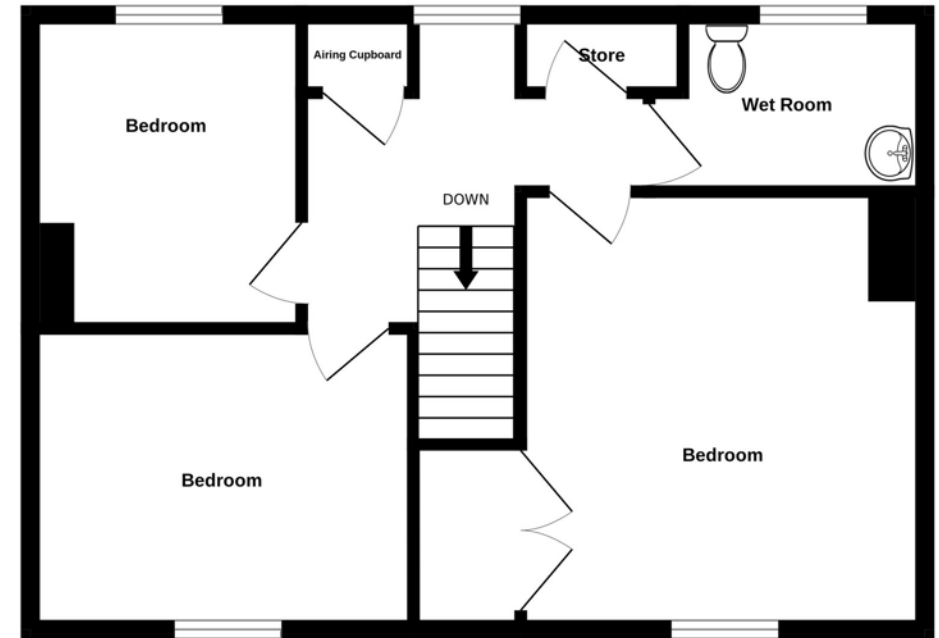
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Ground Floor



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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