



**LARKHILL ROAD,
WOLLASTON, STOURBRIDGE DY8 3LN**



Taylor's

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****AVAILABLE WITH NO UPWARD CHAIN**** Located upon the **MOST POPULAR** and **TRULY CONVENIENT** 'BIRD ESTATE' of **WOLLASTON**, not far from **SUPERB LOCAL SCHOOLS** (Primary, Secondary and Sixth Form), **PUBLIC TRANSPORT LINKS** (such as Bus) and **IDYLIC LOCAL PARKS AND COUNTRYSIDE WALKS** (such as Swan Pool playing fields, 'Three Fields' and Bunkers Hill National Forest) stands this **METICULOUSLY IMPROVED, MOST IMMACULATE** and **EXCEPTIONALLY RE-PLANNED THREE BEDROOM DETACHED HOME**. Occupying a **GENEROUS** and '**EYE-CATCHING**' **CORNER PLOT POSITION**, together with **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hallway, double-aspect lounge, exquisitely re-fitted kitchen with host of integrated appliances and 'quartz' worktops open to conservatory/dining area, first floor landing, three good bedrooms and an impeccable shower room with 'quartz' finishings and underfloor heating. To the front aspect stands **AMPLE OFF-ROAD PARKING** provided by a **GRAVEL DRIVEWAY**, with to the rear a **LOW-MAINTENANCE, PRIVATE GARDEN SPACE** further encompassing a **PURPOSE BUILT GARDEN OUTBUILDING** providing **UTILITY, W/C and PLAYROOM/HOME OFFICE** amenities with further scope to convert to annexe-style accommodation (subject to relevant permissions). This home is completely '**TURN-KEY READY**' and a viewing is **ESSENTIAL** to appreciate the levels of finish. Therefore, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office to arrange your viewing. Tenure: Freehold. Construction: Brick Built with a tiled, pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 10' 1" (max) x 9' 0" (max)

Having UPVC double glazed French front doors with adjoining UPVC double glazed ceiling units, a gas central heating radiator, understairs storage, stairs to first floor accommodation (later detailed), ceiling lighting and doors to further ground floor accommodation.

LOUNGE 16' 1" (max) x 14' 3" (max)

Entered through a door from the entrance hallway having two UPVC double glazed window units, two gas centrally heated radiators and further both wall and ceiling lighting.

KITCHEN 11' 6" (max) x 7' 9" (max)

Entered through a door from the entrance hallway, exquisitely furnished with a dark green shaker style kitchen arrangement. At floor level there are a superb range of fitted base units having cupboard, drawer and deep pan drawer storage, further housing integrated dishwasher. Surmounted on double bevelled edge quartz work tops having inset four point electric hob and inset sink with mixer tap. At eye-level there is quartz upstands, splashback tiling, a superb range of both cupboard and larder style cupboard units housing integrated fridge/freezer combination, integrated oven, integrated grill and microwave combination, and integrated warming pan/drawer, extractor fan, a gas central heating radiator, ceiling lighting and then open and through to the conservatory/dining area.

CONSERVATORY/DINING AREA 11' 2" (max) x 8' 9" (max)

Open from the dedicated kitchen space providing space for dining table and chairs, a gas centrally heated radiator, multiple UPVC double glazed window units to the garden, a UPVC double glazed patio door to the garden and ceiling lighting.

UTILITY ROOM 11' 8" (max) x 8' 2" (max)

Found within the purpose built garden room having both base and wall mounted cupboard units, roll edged work tops, inset sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, space for larder style fridge freezer, a door to fitted cupboard storage, UPVC double glazed bi-fold doors to garden aspect, ceiling lighting and a door to a WC facility.

WC 6' 2" (max) x 3' 10" (max)

Entered through a door from the utility room having vanity toilet, vanity wash hand basin with mixer tap, wall tiling, an obscure UPVC double glazed window unit and ceiling lighting.

PLAYROOM/HOME OFFICE

Further located within the purpose built garden room, accessed via UPVC double glazed bi-folding doors and further having ceiling lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR ACCOMMODATION

LANDING

Accessed via stairs from the entrance hallway having UPVC double glazed window unit to garden, loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 14' 4" (max) x 9' 4" (max)

Entered via a sliding door from the landing having a gas central heating radiator, UPVC double glazed window unit and ceiling lighting.

BEDROOM TWO 11' 5" (max) x 6' 4" (max)

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

BEDROOM THREE 8' 4" (max) x 7' 9" (max)

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

SHOWER ROOM 7' 7" (max) x 6' 7" (max)

Entered through a door from the landing appointed with a truly stunning three piece shower suite consisting of walk-in style shower with shower tray and fitted glass shower screen, one piece vanity unit housing toilet, cupboard storage and wash hand basin with mixer tap, a gas centrally heated towel rail, floor tiling with underfloor heating system, work top, splashback upstand, wall mounted mirror unit and obscure UPVC double glazed window unit, shower wall tiling, extractor fan and ceiling lighting.

OUTSIDE

This most stunning, immaculate and meticulously improved home sits upon an eye catching corner plot position within one of Wollaston's most popular and truly convenient addresses. On approach the property greets you with a generous gravel driveway which provides ample off-road parking for multiple vehicles. The front aspect is further adorned with mature shrubs and trees together with boundary fencing. To the rear stands;

GARDEN

Entered either via a secure coded gate from the front aspect or through the property itself, the garden is found to both the side and rear of the property and is truly low maintenance in style. Predominantly block paved and featuring mature trees and shrubs it provides ample dedicated outdoor dining areas which are to be enjoyed by all. Furthermore the garden space encompasses a purpose built garden outbuilding which provides the following;

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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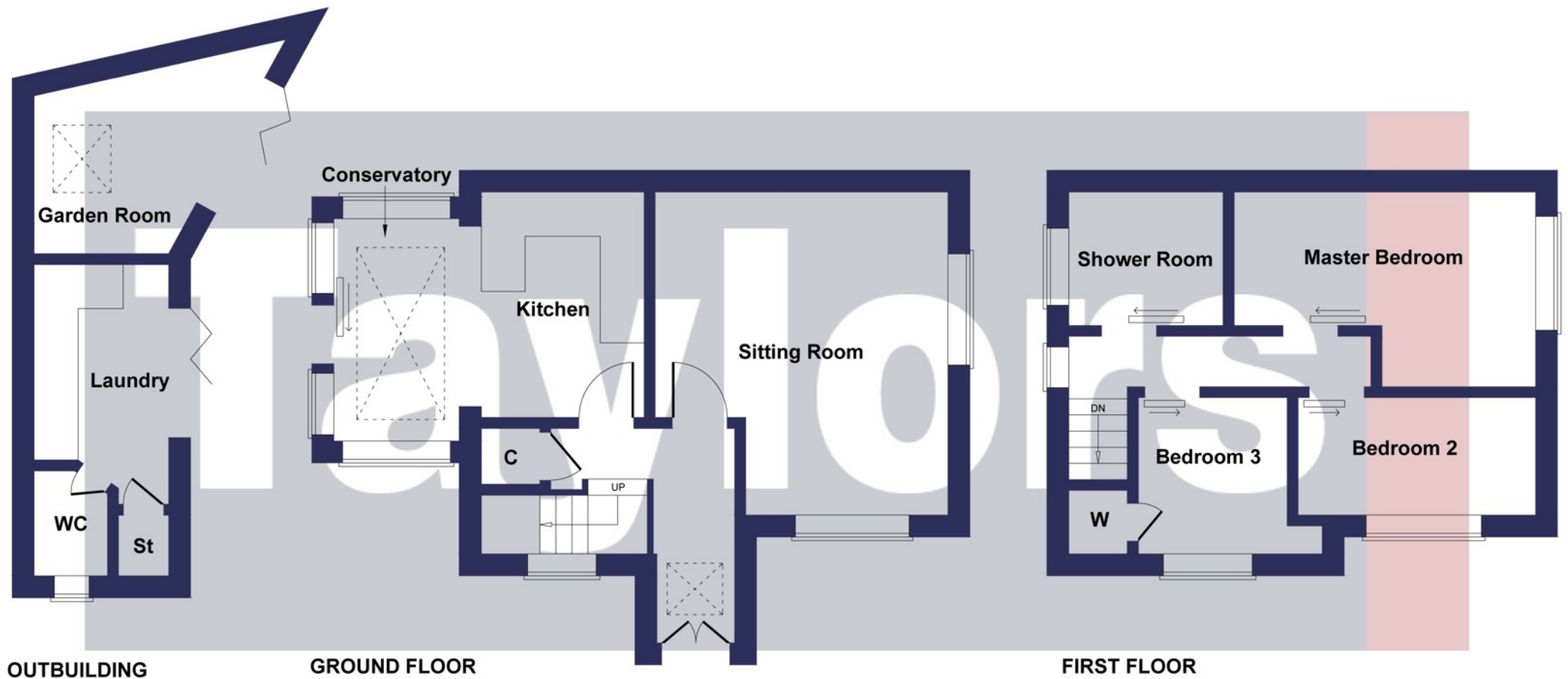
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MISREPRESENTATION ACT 1967

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FOR GUIDE PURPOSES ONLY:

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