



**OAKFIELD ROAD, WOLLESCOTE,  
STOURBRIDGE DY9 9DG**

**Taylors**

# Taylor's

## OAKFIELD ROAD, WOLLESCOTE, STOURBRIDGE DY9 9DG

Enjoying a lovely setting in this established address, this **MOST APPEALING, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** is offered for sale with **NO UPWARD CHAIN**. The gas centrally heated accommodation, which has some double glazing, briefly comprises: **Reception Hall, Full Depth Sitting Room, Kitchen, Bathroom, First Floor Landing, Three Bedrooms and Cloakroom/WC. BROAD LAWNED FRONTAGE** including side garden area (with potential to create a driveway and garage) and with a **Rear Garden. Council Tax Band B.**

In further detail the accommodation which is planned over two floors is seen here to comprise;

### GROUND FLOOR

A part obscure glazed front entrance door opens to the;

#### RECEPTION HALL

Extending just over 12 ft in length and having stairs which lead off and rise to the first floor accommodation (later mentioned). In addition there is a central heating radiator, two ceiling light points, versatile understair cupboard/pantry, and doors which lead off;

#### SITTING ROOM 16' 7" x 10' 9"

With UPVC single glazed windows to the front and rear and further with a tiled fireplace having a gently raised and projecting hearth together with a predominant "traditionally styled" gas heater. There are provisions for a television and two ceiling light points.

#### KITCHEN 11' 0" x 7' 9"

With a UPVC double glazed window and adjoining UPVC part obscure double glazed door to the rear garden, and with a range of base cupboards and drawers being surmounted by work surfaces as well as an inset stainless steel sink and drainer. Splashback tiling forms a surround and continues to the cooker position.

#### AIRING CUPBOARD

Conveniently approached off the landing housing a pre-insulated hot water cylinder and with slatted shelving above for linen storage.

### OUTSIDE

With a broad front, lawned fore gardens are found either side of a path which leads to the front entrance door, and with gardens widening to the side. There is potential to create a driveway, and possibly have a garage, subject to the usual permissions.

#### REAR GARDEN

May be approached from the side, or from the kitchen, with an initial patio yet predominantly laid to lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Wall mounted double cupboard, suitable space and plumbing for an automatic washing machine, central heating radiator, ceiling light point and with a wall mounted Worcester BOSCH gas fired boiler system.

Returning to the reception hall, a further door opens to;

#### BATHROOM 6' 5" x 5' 8"

With a UPVC obscure double glazed window to the front and being appointed with a white suite to include bath having shower over, together with some full height splashback tiling around the shower area which extends at half height to form a surround to both the pedestal wash hand basin and WC. Central heating radiator and ceiling light point.

#### FIRST FLOOR

Stairs rise and turn upon passing a UPVC framed single glazed window, to continue to the;

#### LANDING

With loft access point, ceiling light point and with doors radiating off;

**BEDROOM ONE** 16' 7" x 10' 7" (when measured at widest points)

With UPVC framed single glazed windows to the front and rear, central heating radiator and with two ceiling light points.

**BEDROOM TWO** 9' 9" x 7' 9"

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

**BEDROOM THREE** 11' 0" x 9' 0" (when measured at widest points into door recess)

With a UPVC framed single glazed window to the front, central heating radiator and ceiling light point.

#### CLOAKROOM/WC

Appointed with a wall mounted hand wash basin having splashback tiling and further with a WC. Wall mounted extractor fan and ceiling light point.

#### 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.



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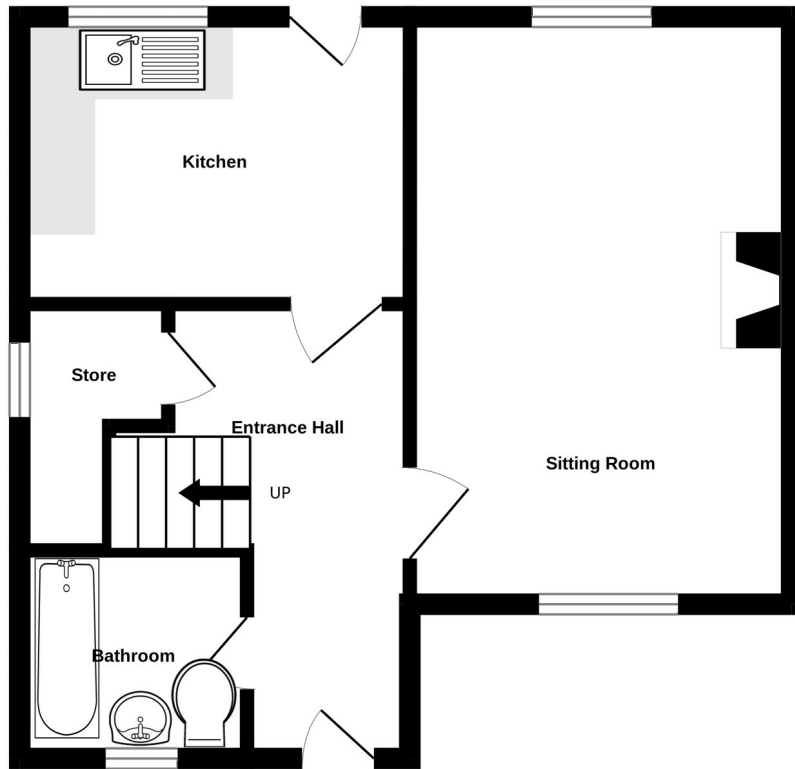
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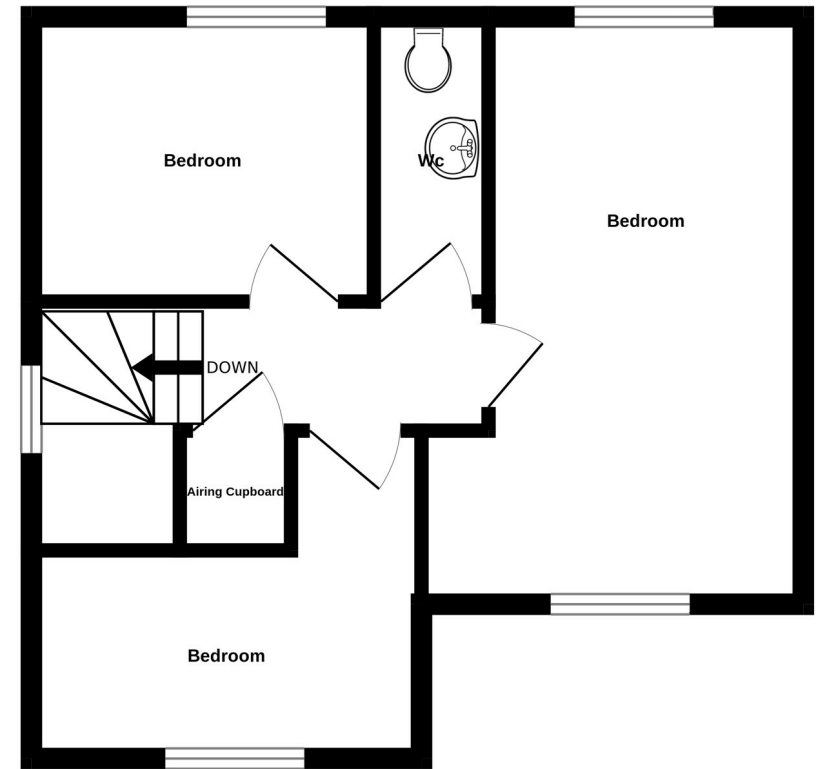
#### MISREPRESENTATION ACT 1967

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Ground Floor



1st Floor



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