



15 Sweetbrier Drive,
WORDSLEY, DY8 4XZ



Taylor's

15 Sweetbrier Drive, WORDSLEY

Price: £205,000

A MODERN SEMI DETACHED HOUSE with DRIVEWAY, TANDEM GARAGE and a private and sunny level rear garden. The WELL PRESENTED accommodation includes GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and comprises: Entrance hall, large lounge/ diner, kitchen, TWO DOUBLE BEDROOMS and bathroom. The property is also well placed for local amenities, including shops, schools, canalside walks and there is easy access into Stourbridge town centre.

GROUND FLOOR

RECEPTION HALL: Entered via a PVC door having radiator, understairs storage and stairs to the first floor.

LOUNGE DINER 13' 10" x 12' 7": Having a UPVC double glazed patio door to the rear garden, radiator, window to the side and wall light points.

KITCHEN 9' 6" x 6' 7": Appointed with a range of units including the sink drainer unit with mixer tap, recess and plumbing for washing machine, recess for cooker, breakfast bar, door to the garage, radiator, cupboard and drawer storage space and a UPVC double glazed window to the front.

FIRST FLOOR

FIRST FLOOR LANDING: With loft access hatch, BUILT-IN STORAGE.

BEDROOM ONE 9' 6" x 9' 6": With a UPVC double glazed window to the front, radiator, fitted wardrobes and built-in storage.

BEDROOM TWO 12' 7" x 7' 2": With a UPVC double glazed window to the rear and radiator.

BATHROOM 6' 7" x 6' 4": Including the bath with shower above, pedestal wash basin, low level flush WC, radiator and a UPVC double glazed window to the side.

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.

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.

COUNCIL TAX BAND B.

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





OUTSIDE

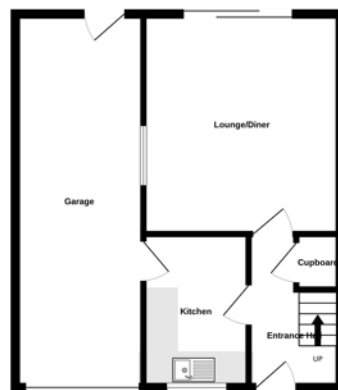
The property is set back beyond the front garden with DRIVEWAY alongside which provides off-road parking and access to:

GARAGE 23' 6" x 7' 8": Entered via an up-and-over door, having light points, power points and door to the rear garden.

REAR GARDEN: Comprising of a full width patio area leading onto level well maintained lawns with side and rear borders. The garden enjoys a sunny and private rear aspect.

Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrage 12023

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

TAKS

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MISREPRESENTATION ACT 1967

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