



10 Hayes Road
WOLVERLEY VILLAGE, DY11 5UL



Taylor's

10 Hayes Road, WOLVERLEY VILLAGE

Price: Offers Over £290,000



With a **LARGE, FULL WIDTH BLOCK PAVED DRIVEWAY, GOOD SIZED REAR GARDEN** with views towards neighbouring countryside, this **SUBSTANTIAL, SEMI-DETACHED FAMILY HOME** offers a **GENEROUS** layout of **EXTENDED** accommodation, all of which is **VERY WELL PROPORTIONED** and **WELL PRESENTED** throughout. The accommodation includes **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING** and comprises: reception hall, large full depth lounge with French doors to the **CONSERVATORY**, separate formal dining room, fitted kitchen, home office, ground floor WC and a **LARGE DOUBLE GROUND FLOOR FOURTH BEDROOM/SECOND SITTING ROOM**. To the first floor are **THREE LARGE BEDROOMS** and bathroom with separate WC. Whilst on the fringes of the countryside this large family home is close to local shops and amenities, schools and is within easy reach from Kidderminster, Bewdley and other surrounding villages.

GROUND FLOOR

RECEPTION HALL: Entered via a UPVC double glazed door having radiator and stairs to the first floor.

FULL DEPTH LOUNGE 18' 5" x 12' 0": With a UPVC double glazed window to the front, feature fireplace surround, radiator and UPVC double glazed French doors to the conservatory.

CONSERVATORY 11' 5" x 8' 1": With UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon two sides and radiator.

HOME OFFICE 8' 11" x 7' 3": With UPVC double glazed window to the rear, radiator and door to:

GROUND FLOOR WC: With low level flush WC, pedestal wash basin and a UPVC patterned double glazed window to the side.

LARGE GROUND FLOOR BEDROOM FOUR/SECOND SITTING ROOM 15' 9" x 8' 11": A flexible room which has a UPVC double glazed window to the front, a UPVC double glazed door to the side and radiator.

SEPARATE DINING ROOM 14' 1" x 6' 9": With a UPVC double glazed window to the front and radiator.

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 C.

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



KITCHEN 13' 1" x 7' 5": Appointed with a range of cream shaker style units with solid wood surmounted work tops fitted beneath the UPVC double glazed window to the rear to include the ceramic sink drainer unit with mixer tap, with recess and plumbing for washing machine, recess for a range cooker, ample drawer and cupboard storage space and there is a door to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING: With BUILT-IN STORAGE and doors to:

BEDROOM ONE 12' 6" x 13' 2" max (9' 11" minimum width): With a UPVC double glazed window to the front and a radiator.

BEDROOM TWO 12' 0" x 9' 2": Again with a UPVC double glazed window to the front and radiator.

BEDROOM THREE 9' 3" x 9' 0": Having a UPVC double glazed window to the rear and radiator.

BATHROOM: Appointed with a white suite to include the panelled bath, pedestal wash basin, radiator and a UPVC double glazed window to the rear.

SEPARATE WC: With low level flush WC, wash basin and a UPVC double glazed window to the rear.

OUTSIDE

The property is set well back from the road beyond the FULL WIDTH BLOCK PAVED DRIVEWAY which provides ample off-road parking and there is gated side access to the rear garden.

REAR GARDEN: A generous garden which includes a paved patio which adjoins the rear of the property with gated side access off. Beyond the patio are the good sized lawns and a TIMBER SHED. Very pleasant views may be enjoyed towards neighbouring countryside.

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.

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



Measurements are approximate. Not to scale. Illustrative purposes only. View with 01384 401777

Agents contact details:

818 High Street,
KINGSWINFORD,
DY6 8AA

t. 01384 401777

f.01384 400686

e. kingswinford@taylorsestateagents.co.uk

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.



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**



www.taylors-estateagents.co.uk