



**COBDEN STREET, WOLLASTON,
STOURBRIDGE DY8 3RT**



Taylor's

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Enjoying a gently elevated setting in this established Wollaston address, only a short distance from village shops and schools, this **MUCH IMPROVED AND LARGER THAN EXPECTED, EXTENDED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** affords a layout with many appealing features, yet with particular attention drawn to the **ENLARGED KITCHEN** and **VERSATILE REAR RECEPTION ROOM** which has a large ceiling lantern. Planned over two floors with gas central heating and double glazing, the property comprises: **Porch, Reception Hall, Pleasant Sitting with bay, LARGE EXTENDED DINING ROOM WITH FAMILY ROOM AREA, Shaker Styled Kitchen, Rear Hall having Guests Cloakroom off, Three First Floor Bedrooms and White Bathroom. Block Paved Driveway and Thoughtfully Landscaped Rear Garden.**

In further detail;

GROUND FLOOR

UPVC double glazed double opening doors with an arched topped double glazed window above, open to the;

INITIAL PORCH

With courtesy light point and with a further UPVC ornate double glazed door with adjoining obscure double glazed panels, opening to the;

RECEPTION HALL 15' 2" x 6' 0" (including stairs)

With stairs leading off rising with a natural wood balustrade to the first floor accommodation (later mentioned) and with a UPVC obscure double glazed window to the side. Light oak styled laminate flooring, central heating radiator, and with an oak storage unit providing for general purpose storage and concealing service meters. Coat hanging space (as preferred), coving to the ceiling, two ceiling light points and with natural wood part square paned glazed doors leading off;

PLEASANT SITTING ROOM 19' 3" (into bay) x 12' 0"

With a broad UPVC double glazed bay window to the front and further with a period styled fire surround set to a chimney breast with exposed brick recess, hearth and a prominent cast iron multi-fuel stove. Three radiators into the crescent of the bay, further central heating radiator, provisions for a television, coving to the ceiling, two wall light points and ceiling light point. Natural wood part square paned double opening doors with adjoining opening side panels, provide an approach to the;

DINING ROOM TO FURTHER SITTING ROOM AREA 22' 1" x 10' 5" (when measured at widest points)

An extended layout which creates a lovely family room, with an initial space utilised as a **FORMAL DINING AREA** having ample space for the layout of dining table, chairs and other furnishings as preferred.

BATHROOM 6' 6" x 6' 0"

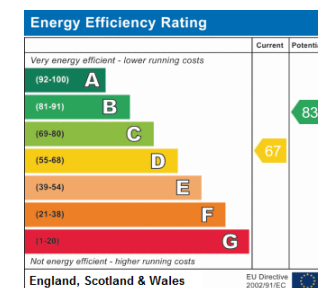
With a UPVC obscure double glazed window to the rear and appointed with a white suite to include moulded panelled bath with both fixed and hand held shower over, together with splashback tiling which continues to the pedestal wash hand basin. There is also a low level WC, central heating radiator and ceiling light point.

OUTSIDE

As earlier mentioned this **DESIRABLE, EXTENDED SEMI-DETACHED FAMILY HOME** forms part of an established Wollaston address, only a short distance from village shops and other amenities. Gently elevated and set back behind a **BLOCK PAVED DRIVEWAY** which facilitates ample vehicular parking space, and with steps in a central position rising to the property's principal front entrance which has external courtesy light points. A wide block paved path extends alongside the property to side gated access which continues to;

LARGE REAR GARDENS

Which may also be approached from the rear family room or alternatively from the rear hall. An initial block paved patio has raised borders, external light points and steps which rise to a raised yet principally level lawned garden area having specimen plants and shrubs to borders. Towards the rear boundary there is a garden shed. Indeed, this is a pleasant aspect.





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In addition there is a central heating radiator, ceiling light point and an OPEN PLAN approach to an ADDITIONAL FAMILY ROOM AREA with excellent natural illumination achieved from an "orangery style" double glazed ceiling lantern, and with UPVC double glazed double opening doors and an adjoining UPVC double glazed panel viewing to the rear garden. Suitable space for sitting room furnishings, provisions for a television, recessed LED ceiling lighting and with a square paned glazed door to;

ENLARGED KITCHEN 18' 1" x 7' 6"

Which may also be approached from the reception hall and has UPVC double glazed windows to the side elevation. Furnished with a good range of light wood effect shaker styled cupboard fronted units, there are base cupboards and drawers which are surmounted by butchers block type work surfaces and an inset stainless steel one and a half bowl sink and drainer having mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues to the cooker position which has a concealed cooker hood above having display shelving upon either side. Range of wall mounted cupboards providing additional storage space and with underlighting to the work surfaces beneath. Ample appliance space including suitable space and plumbing for an automatic dishwasher and washing machine, space for a three quarter height fridge/freezer and with additional space for a taller fridge/freezer. Coving to the ceiling, recessed LED ceiling lighting and with a natural wood part square paned glazed door to;

REAR HALL

With UPVC double glazed door and adjoining UPVC double glazed opening panel to the rear garden, ceiling light point and bi-fold door to;

GUESTS CLOAKROOM

With UPVC obscure double glazed window to the side and appointed with a white suite to include low level WC and corner wash hand basin, all set to complementary full height wall ceramics. Ceiling extractor fan and ceiling light point.

FIRST FLOOR

Returning once again to the reception hall, stairs lead off and rise with a natural wood balustrade to;

LANDING

With UPVC double glazed window to the side, central heating radiator, coving to the ceiling, ceiling light point and with natural wood doors radiating off;

BEDROOM ONE 12' 6" x 12' 1"

With a large UPVC double glazed window to the front, central heating radiator, coving to the ceiling and with two ceiling light points.

BEDROOM TWO 12' 0" x 12' 0" (when measured at widest points)

With a UPVC double glazed window enjoying a view to the rear gardens, central heating radiator, coving to the ceiling, loft access point and ceiling light point.

BEDROOM THREE 7' 9" x 7' 5"

With a UPVC double glazed window viewing to the rear gardens, central heating radiator, coving to the ceiling and ceiling light point.

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EPC

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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.

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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

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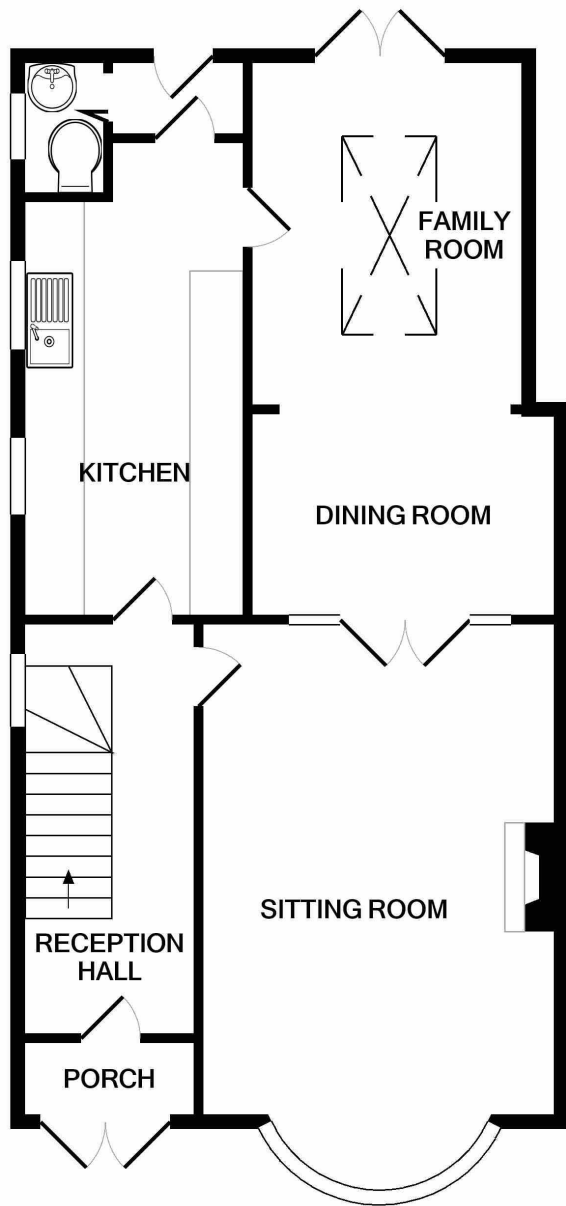
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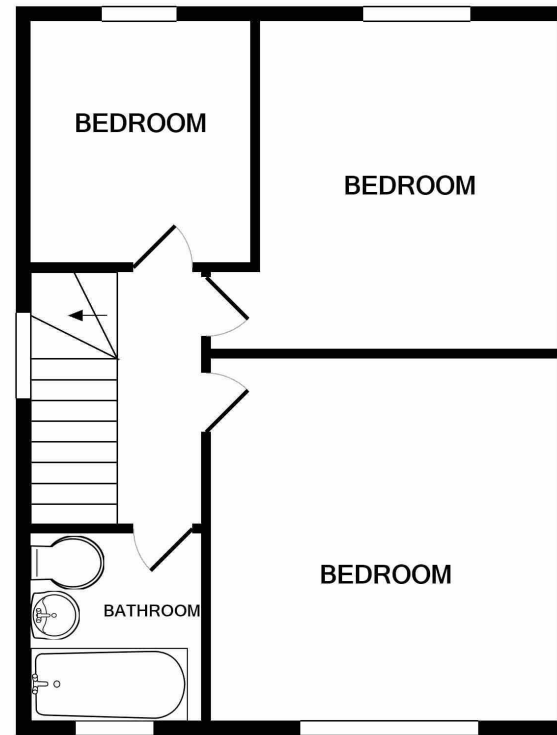
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GROUND FLOOR



1ST FLOOR

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