



HEATH LANE  
OLDSWINFORD, STOURBRIDGE DY8 1RE

**Taylor's**



# HEATH LANE OLDSWINFORD DY8 1RE

## EXTENDED FAMILY HOME IN HEART OF OLDSWINFORD VILLAGE

### GROUND FLOOR

ENTRANCE HALLWAY - 13' 4" x 6' 9"  
(4.06m x 2.06m)

BAY-FRONTED LOUNGE - 12' 7" x 11' 5"  
(3.83m x 3.48m)

DINING ROOM - 13' 1" x 11' 5" (3.98m x 3.48m)

EXTENDED KITCHEN - 15' 8" x 6' 9" (4.77m x 2.06m)

### FIRST FLOOR

FIRST FLOOR LANDING - 7' 1" x 6' 9"  
(2.16m x 2.06m)

BEDROOM ONE - 11' 5" x 10' 8" (3.48m x 3.25m)

BEDROOM TWO - 10' 7" x 10' 3" (3.22m x 3.12m)

BEDROOM THREE - 7' 5" x 6' 8" (2.26m x 2.03m)

BATHROOM - 7' 4" x 6' 8" (2.23m x 2.03m)

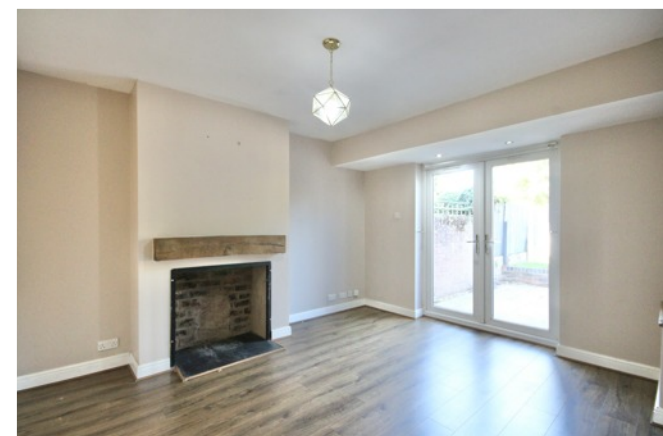
### OUTSIDE

DOUBLE GARAGE - 18' 6" x 15' 0" (5.63m x 4.57m)

GUEST W/C

**\*ALL MEASUREMENTS TAKEN AT WIDEST  
AVAILABLE POINTS\***

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.





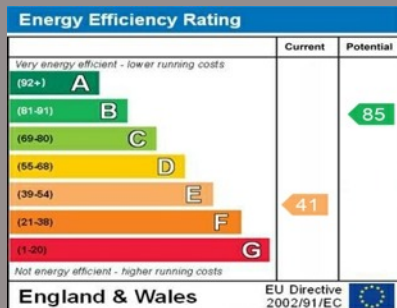
SET BACK upon this MOST ESTABLISHED and HIGHLY DESIRABLE OLDSWINFORD ADDRESS, INCREDIBLY CONVENIENT for SUPERB LOCAL SCHOOLS (Primary, Secondary and Sixth Form), PUBLIC TRANSPORT LINKS (such as Bus and Stourbridge Junction Train Station), LOCAL PARKS (Such as Mary Stevens) and only a STONES THROW from OLDSWINFORD VILLAGE hosting a great range of shops/services, stands this EXTENDED, MUCH IMPROVED and TRULY ATTRACTIVE TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOME. With GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Storm porch leading through to welcoming entrance hallway with w/c off, bay-fronted lounge, formal dining room with french doors to garden, extended shaker-style modern kitchen, first floor landing, three bedrooms and a stunning four-piece family bathroom. To the rear stands a GENEROUS and PRIVATE LANDSCAPED GARDEN having both LAWN and PATIO AREAS ideal for the likes of 'alfresco dining', with the property further BOASTING a DETACHED DOUBLE GARAGE FACILITY and OFF-ROAD PARKING to the rear of the property. This is TRULY a MUST VIEW FAMILY HOME and to do so please contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Brick built with tiled pitched roof. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Flood Risk: Very Low. Council Tax Band C. EPC E.

### TASB 9180D

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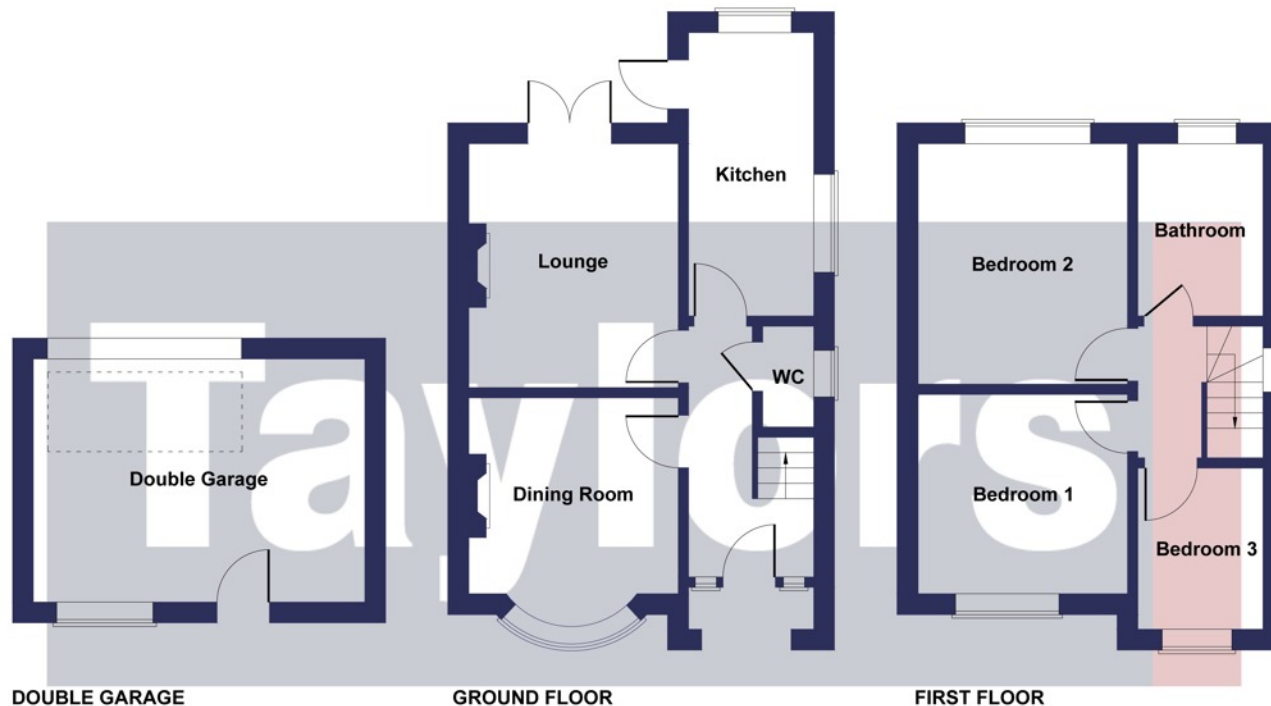
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