



Taylors

Vicarage Road, Wollaston, Stourbridge DY8 4NS

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SET BACK BEYOND A TARMAC DRIVEWAY upon this MOST POPULAR and TRULY DESIRABLE WOLLASTON ADDRESS, further convenient for SHOPS/ SERVICES located within WOLLASTON VILLAGE, PUBLIC TRANSPORT LINKS (such as bus), SUPERB LOCAL SCHOOLS (both Primary and Secondary) and NEARBY COUNTRYSIDE/CANAL SIDE WALKS stands this EXTENDED and MUCH-IMPROVED THREE BEDROOM SEMI-DETACHED HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance hallway, through lounge diner with bay-window, L-shaped dining kitchen, first floor landing, three bedrooms and bathroom.

To the rear stands a DELIGHTFULLY LANDSCAPED and SUNNY ASPECT GARDEN SPACE having both LAWN AREA and PATIO AREA ideal for 'alfresco dining'. To arrange a viewing at the EARLIEST CONVENIENCE, please do not hesitate to contact Taylors Estate Agents STOURBRIDGE office.

Tenure: FREEHOLD. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D.



ENTRANCE HALLWAY - 13' 1" (max) x 6' 1" (max) (3.98m x 1.85m)

LOUNGE DINER - 25' 5" (max) x 10' 9" (max) (7.74m x 3.27m)

DINING KITCHEN - 16' 6" (max) x 15' 3" (max) (5.03m x 4.64m)

FIRST FLOOR LANDING - 8' 0" (max) x 6' 2" (max) (2.44m x 1.88m)

BEDROOM ONE - 13' 4" (max) x 8' 9" (to wardrobes) (4.06m x 2.66m)

BEDROOM TWO - 11' 6" (max) x 8' 9" (to wardrobes) (3.50m x 2.66m)

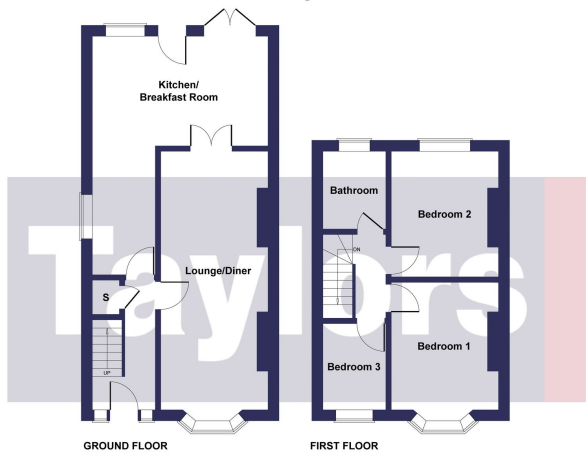
BEDROOM THREE - 7' 7" (max) x 6' 5" (max) (2.31m x 1.95m)

BATHROOM - 6' 5" (max) x 6' 0" (max) (1.95m x 1.83m)

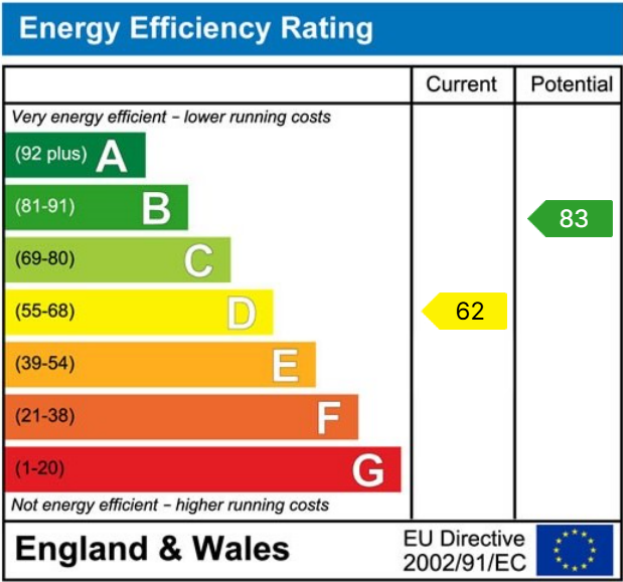




- TRADITIONAL, EXTENDED AND WELL-PLANNED
- THROUGH LOUNGE DINER WITH BAY WINDOW ASPECT
- WELL LANDSCAPED AND SUNNY ASPECT REAR GARDEN
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MODERN L-SHAPED DINING KITCHEN
- AMPLE OFF-ROAD PARKING VIA TARMAC DRIVEWAY



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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