



Taylors

Meriden Avenue, WOLLASTON, Stourbridge

4 2 2



Occupying a peaceful and highly desirable position at the top of this much-admired close in Wollaston, this exquisite bay-fronted four-bedroom semi-detached family home is just a stone's throw from Wollaston Village. The area offers a range of amenities, superb local school catchments, public transport links, and idyllic countryside walks.

Lovingly maintained by the current owners, the property has been extensively re-planned and thoughtfully extended to provide deceptively spacious accommodation ideal for a discerning family. Featuring gas central heating and double glazing, the layout briefly comprises: a welcoming entrance hallway, a formal bay-fronted dining room, an extended rear lounge with access to the garden, a dining kitchen with a dedicated utility room, and a stunning re-appointed ground floor shower room. On the first floor, there are four good-sized bedrooms, including a master with fitted wardrobes, a dressing area, and a Juliette balcony, plus a spacious family bathroom.

The property benefits from ample off-road parking for multiple vehicles via a block-paved driveway and an integral storage facility. The rear garden is beautifully landscaped with a private, sunny aspect, featuring a lawn, raised potting borders, and a dedicated patio area perfect for alfresco dining.

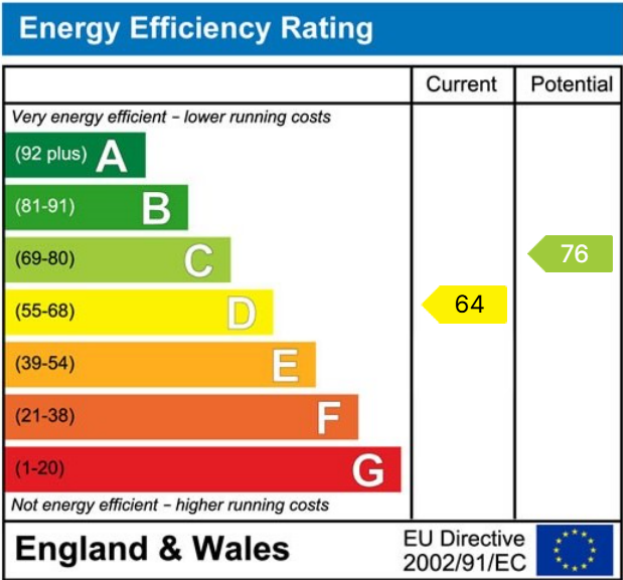
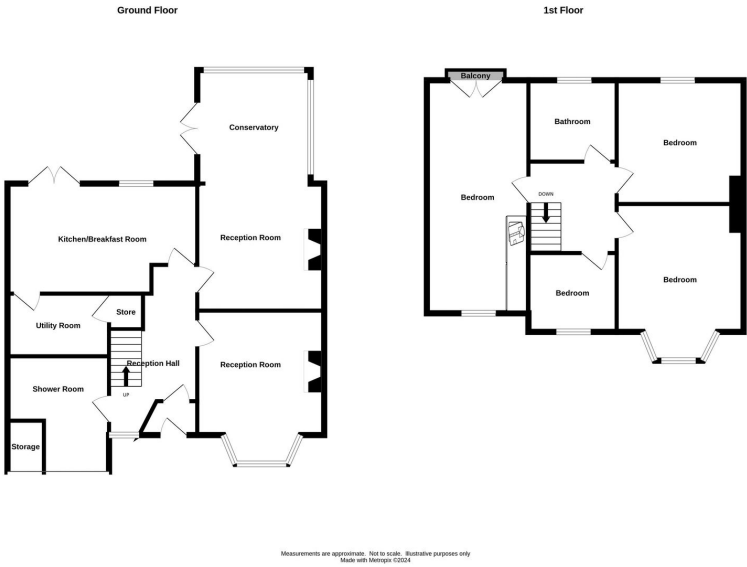
An internal inspection is essential to fully appreciate the quality and space this home offers. For viewings, please contact Taylors Estate Agents, Stourbridge. Tenure: Freehold. Construction: Standard. Services: All mains services connected. Broadband/Mobile coverage: Visit checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low. Council Tax Band D. EPC Rating: D.

ENTRANCE HALLWAY - 13' 8" x 8' 4" (4.16m x 2.54m)
DINING ROOM - 13' 4" x 11' 10" (4.06m x 3.60m)
EXTENDED LOUNGE - 22' 8" x 11' 9" (6.90m x 3.58m)
DINING KITCHEN - 17' 9" x 10' 10" (5.41m x 3.30m)
UTILITY ROOM - 8' 2" x 5' 6" (2.49m x 1.68m)
SHOWER ROOM - 10' 4" x 7' 10" (3.15m x 2.39m)
FIRST FLOOR LANDING - 8' 4" x 7' 2" (2.54 x 2.18m)
BEDROOM ONE - 22' 0" x 8' 3" (6.70m x 2.51m)
BEDROOM TWO - 11' 10" x 11' 9" (3.60m x 3.58m)
BEDROOM THREE - 12' 0" x 11' 9" (3.65m x 3.58m)
BEDROOM FOUR - 8' 5" x 8' 4" (2.56m x 2.54m)
FAMILY BATHROOM - 8' 3" x 7' 9" (2.51m x 2.36m)





- EXTENDED SEMI-DETACHED FAMILY RESIDENCE
- MODERN DINING KITCHEN WITH SEPARATE UTILITY
- EXTENDED REAR LOUNGE OPENING TO GARDEN
- GROUND FLOOR SHOWER ROOM PLUS FIRST FLOOR FAMILY BATHROOM
- TRULY ENVIABLE AND SOUGHT-AFTER WOLLASTON ADDRESS
- FOUR GOOD BEDROOMS
- FORMAL BAY-FRONTED DINING ROOM
- PRIVATE SUNNY-ASPECT GARDEN TASTFULLY LANDSCAPED
- MOST CONVENIENT FOR WOLLASTON VILLAGE



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