



**Taylors**



# Verity Walk, Wordsley, Stourbridge, DY8 4XS

Guide Price £269,950

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Pleasantly positioned within a well-established cul-de-sac, this well-presented and thoughtfully improved three-bedroom semi-detached home offers an ideal opportunity for family buyers.

Conveniently located with easy access to nearby road networks, the gas centrally heated and double-glazed accommodation is arranged over two floors and briefly comprises: welcoming reception hall, spacious sitting room, and an open-plan dining kitchen.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a well-maintained front garden, an adjoining driveway leading to a garage—featuring a large workshop to the rear—and a private, low-maintenance rear garden.

Early viewing is strongly recommended by the selling agents to fully appreciate the quality and potential of this delightful family home.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B. EPC C.

**Initial Hall** - 1.22m x 0.86m (4'0" x 2'10")

**Reception Hall** - 1.68m x 0.91m (5'6" x 3'0")

**Sitting Room** - 3.66m x 3.38m (12'0" x 11'1") Open plan to;

**Dining Area** - 3.38m x 2.24m (11'1" x 7'4") Open plan to;

**Kitchen Area** - 3.38m x 2.34m (11'1" x 7'8") At widest points

**First Floor Landing** - 2.79m x 1.78m (9'2" x 5'10")

**Bedroom One** - 3.45m x 2.69m (11'4" x 8'10")

**Bedroom Two** - 3.45m x 2.74m (11'4" x 9'0") At widest points

**Bedroom Three** - 2.34m x 1.83m (7'8" x 6'0") At widest points

**Bathroom** - 2.34m x 1.68m (7'8" x 5'6")

**Garage** - 6.02m x 2.34m (19'9" x 7'8")

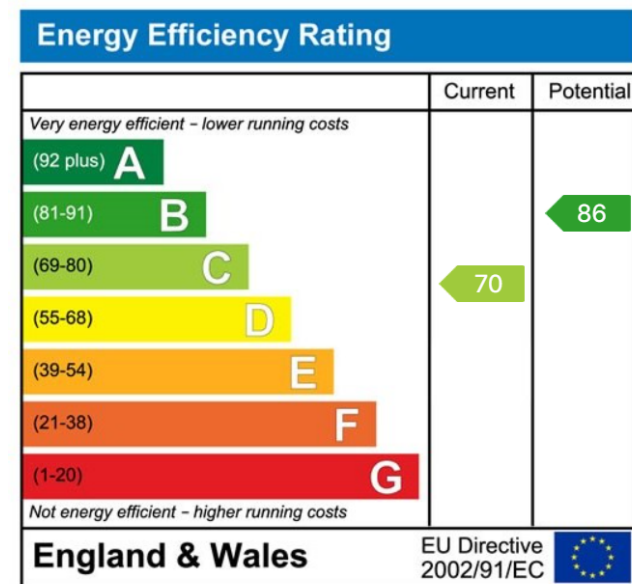
**Workshop** - 2.87m x 2.21m (9'5" x 7'3")







- A LOVELY QUIET CLOSE
- READILY ACCESSIBLE
- LOW MAINTENANCE REAR GARDEN
- DRIVE TO GARAGE (WORKSHOP AT REAR)
- OPEN PLAN DINING KITCHEN
- MODERN BATHROOM



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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.

**FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.