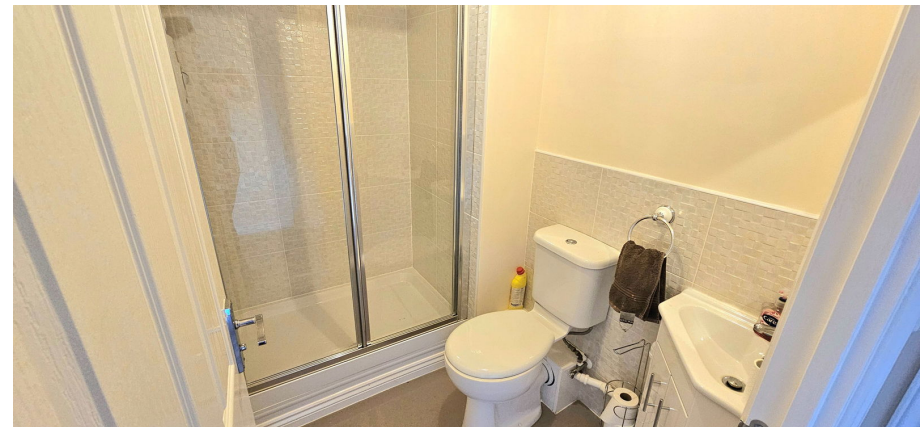




Taylors

Fussell Way, Wollaston, Stourbridge, DY8 4GG

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Pleasantly situated to enjoy a favourable GROUND FLOOR position in this now established development, this THOUGHTFULLY PLANNED, TWO BEDROOM, FLAT should appeal to first-time buyers seeking the convenience of this location and a home in easy proximity to quiet Canalside walks.

The accommodation arrangement includes gas central heating with radiators, as well as double-glazed windows. In addition, the sitting room is OPEN PLAN to a fitted kitchen, and has French doors which open to the communal gardens, yet seemingly with its own space, incorporating a lawn with established borders, viewed from the sitting room area. Furthermore, there are two good-sized bedrooms, one with an en-suite shower room, and a wet room/ shower room. Two cupboards provide for versatile storage.

Externally, communal gardens are tended via the service agreement, and there is both an allocated drive parking space and visitor car parking spaces.

Overall, a home in a great address, close to Canalside walks, yet also readily accessible to the surrounding amenities in nearby Wollaston, Stourbridge town, and the road networks which offer routes even further afield. Available for sale with NO UPWARD CHAIN.

Tenure: Leasehold - 125 years from 17.02.2017, therefore 117 years left unexpired. Ground rent is £250.00 per annum and is reviewed every 10 years therefore subject to first review in 2027. Service Charge for the period 01.01.2025 to 31.12.2025 is £1,980.78.

Construction: Purpose-built. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC B.

Reception Hall - 4.88m (Minimum) x 0.48m (16'0" x 1'7")

Open Plan Sitting Room with Kitchen - 6.27m x 3.61m (20'7" x 11'10") At widest points

Bedroom One - 4.17m x 3.23m (13'8" x 10'7") At widest points

Ensuite - 2.08m x 1.52m (6'10" x 5'0") At widest points

Bedroom Two - 2.87m x 2.39m (9'5" x 7'10")

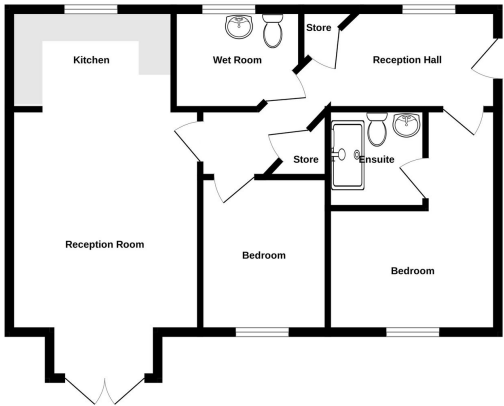
Wet Room/Shower Room - 2.08m x 1.65m (6'10" x 5'5") At widest points



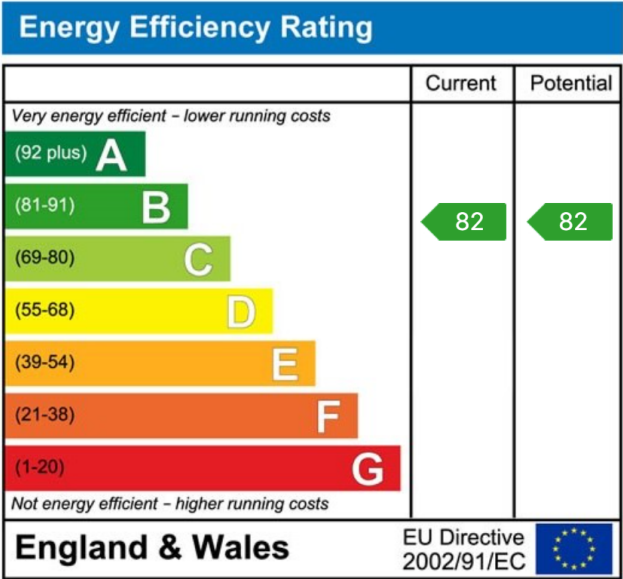


- CONVENIENT LOCATION
- ALLOCATED DRIVE PARKING
- ENSUITE
- OPEN PLAN SITTING ROOM
- GROUND FLOOR POSITION
- NO UPWARD CHAIN

Ground Floor



Measurements are approximate. Not to scale. Regulatory purposes only.
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