



Taylors

Hall Street, Oldswinford, Stourbridge, DY8 2JE

Guide Price
£239,950

Delightfully situated to form part of this established Oldswinford address, this **BEAUTIFULLY PRESENTED AND WELL MAINTAINED, TWO-BEDROOM, PERIOD TERRACE HOME** presents a deceptive external style, and shall require internal viewing for full appreciation. There are several interesting features to see, and with the bonus of off-road parking (*see full description for details*).

Property Type: Terraced House

Tenure: Freehold

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: B

- BEAUTIFULLY PRESENTED
- CONVENIENT LOCATION
- POTENTIAL FOR OFF-ROAD/DRIVE PARKING
- CELLAR
- WELL FITTED KITCHEN
- STYLISH FIRST FLOOR BATHROOM





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The look of character and the style of a period home are always endearing, yet modern appointments are essential for comfort and warmth, and with this exceptional home, the combination of style and quality conveniences works together very well. Overall, the décor is neutral and complemented by attractive laminated wood/oak-style flooring on the ground floor and plush carpet on the first. Moreover, the kitchen is streamlined and well-fitted, and the first-floor bathroom has been expensively reappointed.

Perhaps of greater significance, this is a home where off-road parking is viable. Subject to a small access arrangement with nominal cost, rear access may be provided to the rear boundary, whereby a siding gate opens to a double-width drive. As such, there is discreet parking within the property's own ground – very few homes of this age and type have such an advantage. Commuters will find favour with the convenience of the address, just a short distance from Oldswinford shops and amenities, and within easy reach of Stourbridge Junction train station.

In summary, the gas centrally heated and double-glazed accommodation is tasteful and uncluttered, planned over two floors with a sitting room, kitchen and stairs down to a traditional brick-arch cellar. On the first floor, there are two bedrooms and a larger than expected bathroom. Within the level low-maintenance garden, an outbuilding has been converted to a versatile utility providing both general-purpose storage space and plumbing for an automatic washing machine.

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

Sitting Room - 3.66m x 3.4m (12'0" x 11'2") At widest points

Kitchen - 2.95m x 2.69m (9'8" x 8'10")

Cellar - 3.05m x 2.62m (10'0" x 8'7") At widest points

Landing

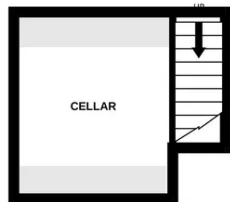
Bedroom One - 4.34m x 2.97m (14'3" x 9'9")

Bedroom Two - 3.48m x 2.13m (11'5" x 7'0") At widest points

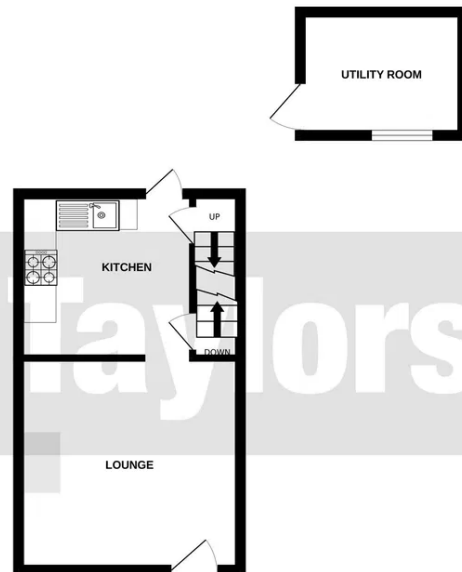
Bathroom - 2.95m x 2.74m (9'8" x 9'0") Measured into recess

Utility Room - 2.67m x 2.06m (8'9" x 6'9")

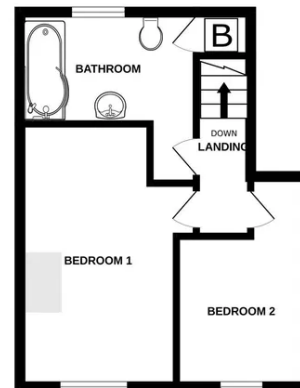
BASEMENT
10.1 sq.m. approx.



GROUND FLOOR
28.3 sq.m. approx.



1ST FLOOR
26.9 sq.m. approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 65.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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