



Taylors

Alwen Street, Wordsley, Stourbridge, DY8 5YP

🛏 2 🍳 1 🛋 2



This charming two-bedroom end of terrace home in the heart of Wordsley, Stourbridge offers stylish living throughout, thoughtfully blending character with modern touches.

The property welcomes you with a tastefully decorated front living room, leading to a separate dining room, perfect for entertaining. An inner lobby/ Garden Room with patio doors opens directly onto the rear garden, while the modern fitted kitchen provides both functionality and style. A useful cellar offers additional storage space.

Upstairs, you will find two good sized bedrooms and a contemporary family bathroom, complete with a separate shower and a luxurious freestanding bath and stairs rising to loft space.

The exterior of this home is just as impressive, boasting a long rear garden with a patio area, a good-sized lawn, decking to the rear, and an array of well-established shrubs, ideal for outdoor relaxation and entertaining.

With no upward chain, this property is ready to move into and would make a wonderful home for first-time buyers, downsizers, or investors alike.

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

Kitchen - 3.76m x 2.26m (12'4" x 7'5") At widest points

Dining Room - 3.76m x 3.68m (12'4" x 12'1") At widest points

Living Room - 3.76m x 3.68m (12'4" x 12'1") At widest points

Rear Lobby/Garden Room - 3.53m x 0.94m (11'7" x 3'1") At widest points

First Floor Landing - 3.38m x 0.79m (11'1" x 2'7") At widest points

Bedroom One - 3.58m x 3.38m (11'9" x 11'1") At widest points

Bedroom Two - 3.66m x 2.74m (12'0" x 9'0") At widest points

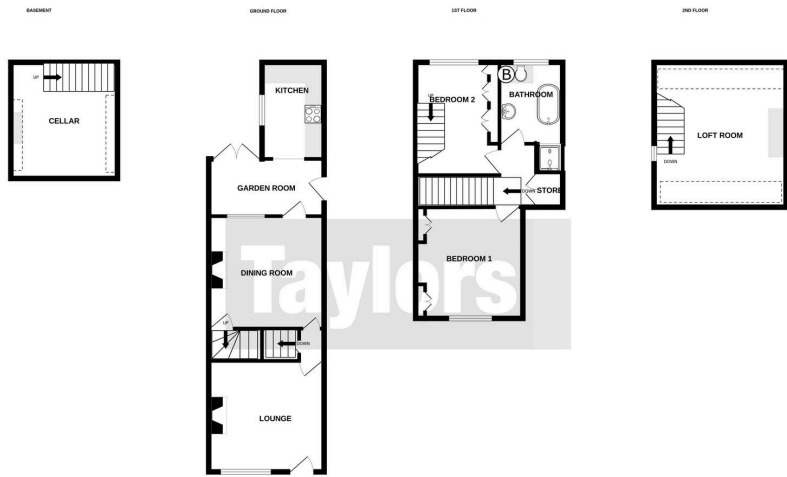
Bathroom - 2.62m x 2.01m (8'7" x 6'7") At widest points

Cellar - 3.76m x 3.4m (12'4" x 11'2") At widest points

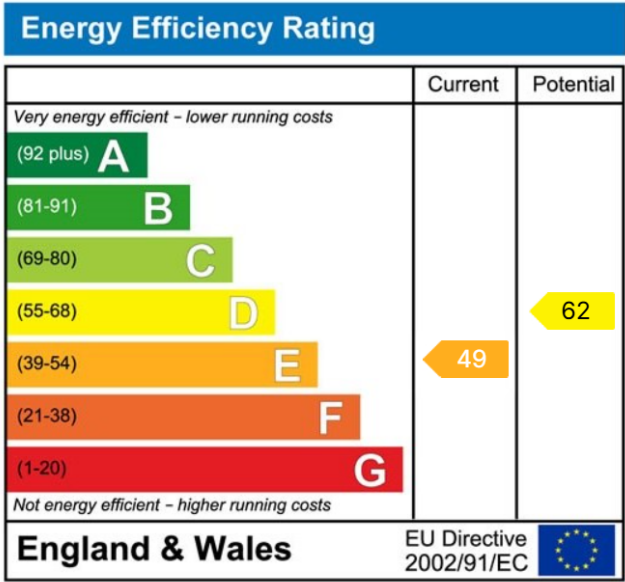




- TWO RECEPTION ROOMS
- TWO BEDROOMS
- END OF TERRACE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LONG REAR GARDEN
- NO UPWARD CHAIN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, wall thicknesses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with MetrePro 12/2020



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.