



Taylors

Larkhill Road, Wollaston, Stourbridge, DY8 3LW

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Enjoying one of the most enviable settings in Larkhill Road – not only occupying an end position but also benefiting from a wonderful outlook – this beautifully presented and thoughtfully improved three-bedroom home is very much worthy of an early viewing. The property has been the subject of significant updating and refurbishment to a high standard, with a host of modern appointments throughout.

Particular attention must be drawn to the excellent two-storey layout, which blends quality features with contemporary décor, complemented by gas central heating and double glazing. The open-plan living space enjoys views of the enhanced rear patio, and leads through to an updated, stylish kitchen.

From the initial entrance, a welcoming reception hall has a guest cloakroom leading off, with access provided to the open-plan sitting room with dining area and adjoining kitchen. On the first floor, the landing leads to three bedrooms – with bedroom one enjoying lovely countryside views – and a reappointed bathroom.

Externally, the property is set back from the main thoroughfare of Larkhill Road, with pedestrian access to the front entrance, an established front garden, and land to the side elevation. To the rear, an improved and screened patio provides an ideal space for outdoor dining when the weather allows, with steps to a lower garden area and onward access to the garage and driveway.

As the sole selling agents, we warmly invite you to arrange a viewing through our Stourbridge office.

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.

Entrance Hall - 3m x 1.96m (9'10" x 6'5")

Guest Cloakroom - 1.93m x 0.84m (6'4" x 2'9")

Living Room - 6.4m x 4.52m (21'0" x 14'10")

Kitchen - 3.68m x 2.44m (12'1" x 8'0")

First Floor Landing - 3.15m x 2.03m (10'4" x 6'8")

Bedroom One - 3.96m x 3.25m (13'0" x 10'8") At widest points

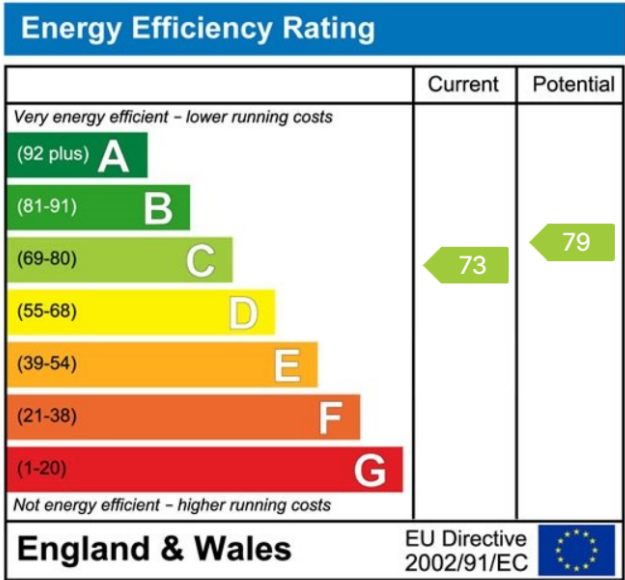
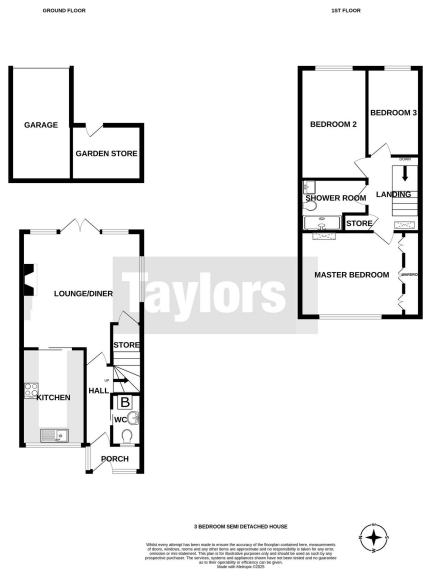
Bedroom Two - 4.47m x 2.44m (14'8" x 8'0")

Bedroom Three - 3.35m x 2.06m (11'0" x 6'9")





- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- THOUGHTFULLY IMPROVED
- LOVELY COUNTRYSIDE VIEWS
- CONTEMPORARY DECOR
- WONDERFUL OUTLOOK



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