



Taylors

Hill Street, Lye, Stourbridge, DY9 8TN

3 2 1



This beautiful three bedroom town house offers spacious and versatile accommodation, well presented throughout and ideal for modern living.

The property welcomes you with a bright and inviting entrance hall, leading into a fitted kitchen, a convenient guest WC, and a tastefully decorated living room with doors opening onto the rear garden, creating a seamless indoor outdoor living space. On the first floor, there are two well proportioned bedrooms and a modern fitted family bathroom. Occupying the entire second floor is the impressive main bedroom, complete with its own ensuite shower room, and a good size useful storage cupboard.

Externally, the property benefits from off road parking, a garage, and a low maintenance rear garden featuring a patio seating area with a lawn beyond, perfect for relaxing or entertaining. Early viewing is highly recommended to fully appreciate the quality, space, and excellent presentation this superb home has to offer.

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

Entrance Hall - 4.8m x 1.7m (15'9" x 5'7") At widest points

Living Room - 3.71m x 3.1m (12'2" x 10'2") At widest points

Kitchen - 3.53m x 1.75m (11'7" x 5'9") At widest points

Guest WC - 1.45m x 0.97m (4'9" x 3'2")

First Floor Landing - 2.97m x 0.84m (9'9" x 2'9")

Bathroom - 2.34m x 1.68m (7'8" x 5'6") At widest points

Bedroom Two - 3.71m x 2.51m (12'2" x 8'3") At widest points

Bedroom Three - 3.68m x 2.21m (12'1" x 7'3") At widest points

Second Floor Landing - 0.84m x 0.79m (2'9" x 2'7") At widest points

Bedroom One - 3.68m x 3.56m (12'1" x 11'8") At widest points

Ensuite - 2.64m x 1.65m (8'8" x 5'5") At widest points

Store - 1.88m x 1.75m (6'2" x 5'9") At widest points

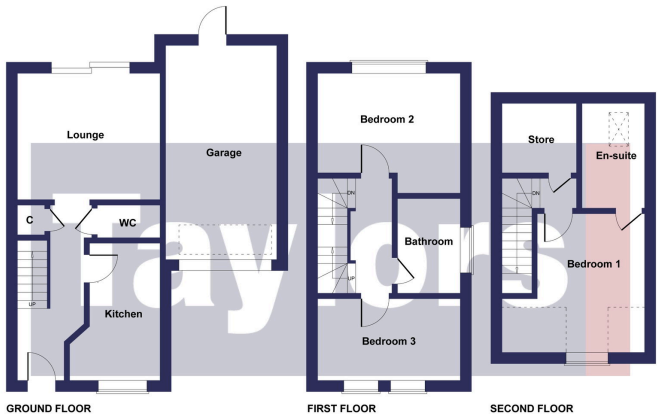
Garage - 5.33m x 2.59m (17'6" x 8'6") At widest points



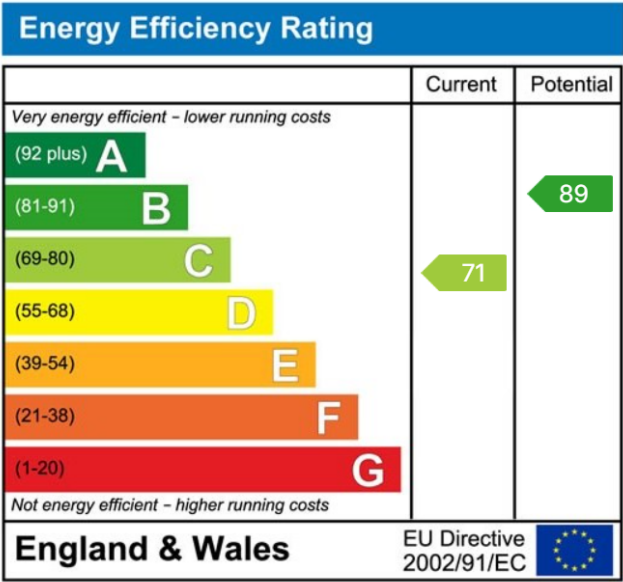


- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- GARAGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- EN SUITE TO BEDROOM ONE

Hill Street, Lye, Stourbridge, DY9 8TN



FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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.