



Taylors

Worcester Street, Old Quarter, West Midlands, DY8 1BA

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A superb opportunity to acquire this well-presented four-bedroom detached family home, ideally positioned on the ever-popular Worcester Street, next to the beautiful Mary Stevens Park and just a short distance from Stourbridge town centre.

This fantastic home is set back from the road behind a driveway and well-maintained fore garden. Upon entering the property, you are welcomed into a spacious entrance hall which leads to an inviting family living room. The dining area flows seamlessly into a fitted kitchen, which in turn opens into a delightful conservatory, providing lovely views over the private rear garden.

The ground floor also benefits from a useful utility room, a guest WC, and access to garage space, offering excellent additional storage and convenience for family living.

On the first floor, the landing gives access to four well-proportioned bedrooms. The main bedroom boasts its own ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

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

Entrance Hall - 4.42m x 1.68m (14'6" x 5'6") At widest points

Guest WC - 2.21m x 0.99m (7'3" x 3'3") At widest points

Kitchen - 4.39m x 2.51m (14'5" x 8'3") At widest points

Dining Area - 3.43m x 2.64m (11'3" x 8'8") At widest points

Living Room - 5.38m x 3.43m (17'8" x 11'3") At widest points

Conservatory - 3.58m x 3.25m (11'9" x 10'8") At widest points

Utility - 2.49m x 1.52m (8'2" x 5'0") At widest points

First Floor Landing - 2.57m x 1.93m (8'5" x 6'4") At widest points

Bedroom One - 5m x 3.48m (16'5" x 11'5") At widest points

Ensuite - 1.83m x 1.65m (6'0" x 5'5") At widest points

Bedroom Two - 3.48m x 2.57m (11'5" x 8'5") At widest points

Bedroom Three - 3.4m x 2.36m (11'2" x 7'9") At widest points

Bedroom Four - 2.82m x 2.44m (9'3" x 8'0") Plus fitted wardrobes

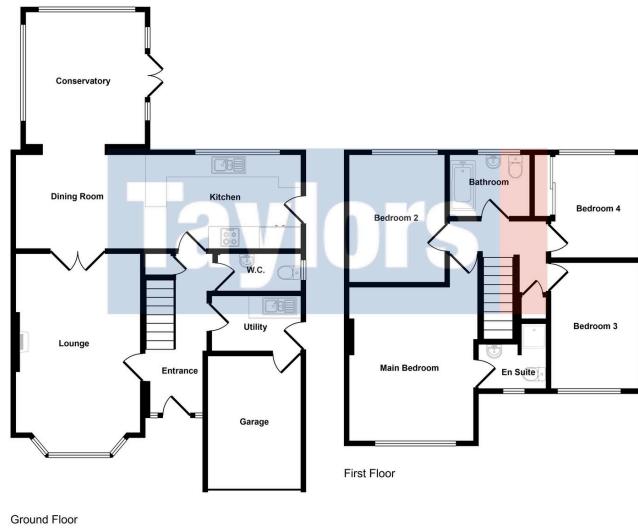
Bathroom - 2.13m x 1.63m (7'0" x 5'4") At widest points

Garage - 3.43m x 2.36m (11'3" x 7'9") At widest points

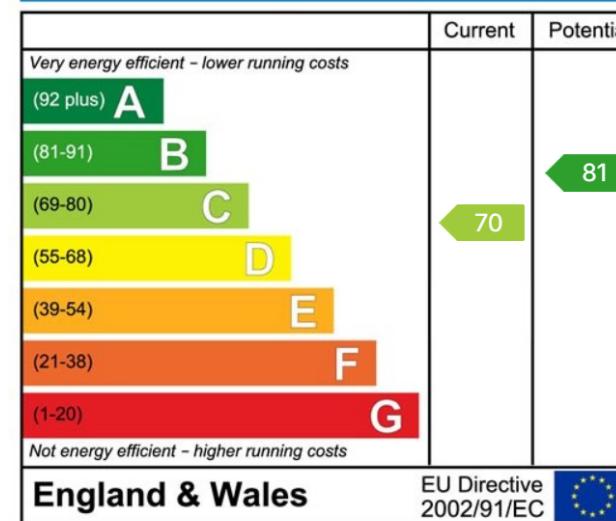




- PRIME LOCATION NEXT TO MARY STEVENS PARK
- BEDROOM ONE WITH ENSUITE
- SHORT WALK INTO STOURBRIDGE TOWN
- FOUR BEDROOM DETACHED HOME
- DRIVEWAY PARKING
- FANTASTIC TRANSPORT LINKS



Energy Efficiency Rating



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.