



**Taylors**



# Cobden Street, Wollaston, Stourbridge, DY8 3RT

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A spacious THREE BEDROOM semi detached home, ideally situated on the popular Cobden Street in the HEART OF WOLLASTON VILLAGE. Offering generous and versatile accommodation, this property presents an excellent opportunity for a growing family, with PLENTY OF POTENTIAL TO ENHANCE FURTHER.

The property is approached via a walled foregarden, with the entrance opening into a welcoming front reception room featuring SHUTTER STYLE BLINDS and built in shelving within the alcoves and a feature fireplace. An inner hallway provides access to a useful cellar and leads into the second reception room, currently used as a dining room, with a bespoke built in unit and a CHARMING LOG BURNER.

A rear LOBBY/BOOT ROOM provides access to a downstairs GUEST WC and side passage. A further door opens into the MODERN FITTED KITCHEN, which includes a built in oven, hob and microwave, space for a breakfast table, and PATIO DOORS leading onto the rear garden.

Upstairs, there are three WELL PROPORTIONED bedrooms, with the main bedroom benefiting from a useful storage cupboard, along with a family bathroom.

Wollaston Village is a highly sought after location, offering a great range of local shops, cafés, pubs and everyday amenities. The area also benefits from well regarded local schools, excellent transport links and easy access to Stourbridge town centre, making it ideal.

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

**Living Room** - 4.06m x 3.68m (13'4" x 12'1") At widest points  
**Internal Hall**

**Dining Room** - 4.06m x 3.71m (13'4" x 12'2") At widest points

**Internal Lobby** - 2.34m x 1.93m (7'8" x 6'4") At widest points

**Guest WC** - 1.6m x 0.91m (5'3" x 3'0") At widest points

**Kitchen** - 4.65m x 2.57m (15'3" x 8'5") At widest points

**First Floor Landing** - 1.83m x 0.84m (6'0" x 2'9") At widest points

**Bedroom One** - 3.68m x 3.25m (12'1" x 10'8") At widest points

Plus storage cupboard

**Bedroom Two** - 3.68m x 1.83m (12'1" x 6'0") At widest points

**Bedroom Two** - 3.68m x 1.83m (12'1" x 6'0")

**Bedroom Three** - 3.71m x 2.16m (12'2" x 7'1") At widest points

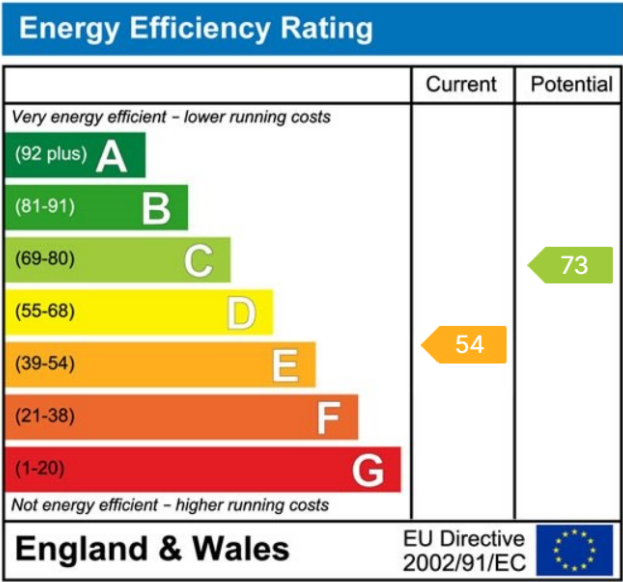
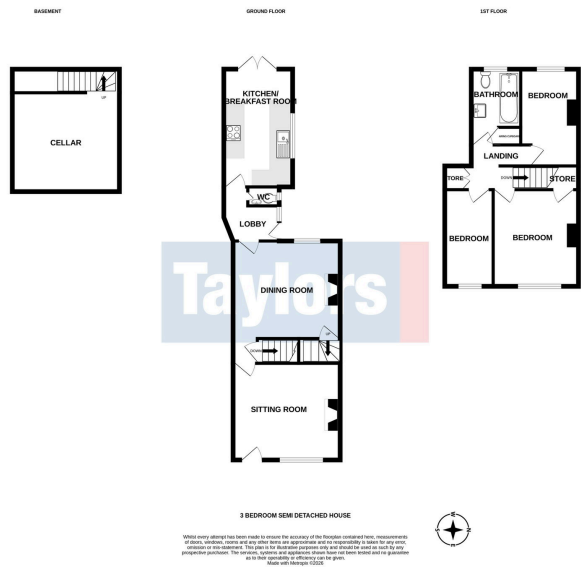
**Bathroom** - 2.74m x 1.73m (9'0" x 5'8") At widest points

**Cellar** - 4.09m x 3.56m (13'5" x 11'8") At widest points





- THREE BEDROOMS
- FABULOUS LOCATION
- VIEWING RECOMMENDED
- WOLLASTON VILLAGE LOCATION
- FEATURE LOG BURNER
- BEAUTIFULLY PRESENTED
- GOOD SIZE REAR GARDEN
- TWO RECEPTION ROOMS
- VERSATILE LOCATION
- LONG REAR GARDEN



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