



**Taylor's**

Oak Park Road, Wordsley, Stourbridge, DY8 5YJ

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A beautifully presented and turn key THREE bedroom semi detached home, located on the POPULAR Oak Park Road in Stourbridge. MODERN, tastefully decorated throughout and IDEAL FOR FAMILIES.

The property is approached via a driveway and fore garden, leading to a welcoming porch and entrance hallway. To the front is a bright and comfortable living room featuring a bay window, while to the rear sits a dining room with sliding doors opening onto the PATIO, creating a perfect space for entertaining. The MODERN FITTED KITCHEN is positioned at the rear and is fully equipped with integrated fridge, freezer, dishwasher, cooker, gas hob and extractor fan. A door leads from the kitchen into a useful VERSATILE occasional space, providing access to both the rear garden and the GARAGE. A convenient guest WC completes the ground floor living accommodation.

Stairs rise to the first floor, where you will find a spacious landing and three GOOD SIZE bedrooms, all neutrally decorated. The accommodation is completed by a modern FAMILY BATHROOM with a shower over the bath.

Outside, the property boasts an excellent SUNNY SOUTH WEST facing rear garden, featuring a FANTASTIC PATIO area ideal for outdoor dining and entertaining and a GENEROUS LAWN.

Modern, stylish and IMMACULATELY PRESENTED throughout, this home truly offers MOVE IN READY accommodation, with DOUBLE GLAZING AND GAS CENTRAL HEATING, in a convenient location. Families will appreciate the proximity to a range of WELL REGARDED SCHOOLS.

Tenure: Freehold. Construction: Standard. Surface water: Low. 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 C

**Porch** - 1.75m x 0.61m (5'9" x 2'0")

**Guest WC** - 1.35m x 0.76m (4'5" x 2'6")

**Entrance Hall** - 4.29m x 2.06m (14'1" x 6'9") At widest points

**Kitchen** - 4.57m x 2.62m (15'0" x 8'7") At widest points

**Living Room** - 3.78m x 3.78m (12'5" x 12'5") into bay

**Dining Room** - 3.58m x 3.35m (11'9" x 11'0") At widest points

**First Floor Landing** - 2.21m x 1.22m (7'3" x 4'0") At widest points

**Bedroom One** - 4.01m x 3.78m (13'2" x 12'5") into bay

**Bedroom Two** - 3.58m x 3.35m (11'9" x 11'0")

**Bedroom Three** - 2.57m x 2.54m (8'5" x 8'4") At widest points

**Bathroom** - 2.01m x 1.75m (6'7" x 5'9")

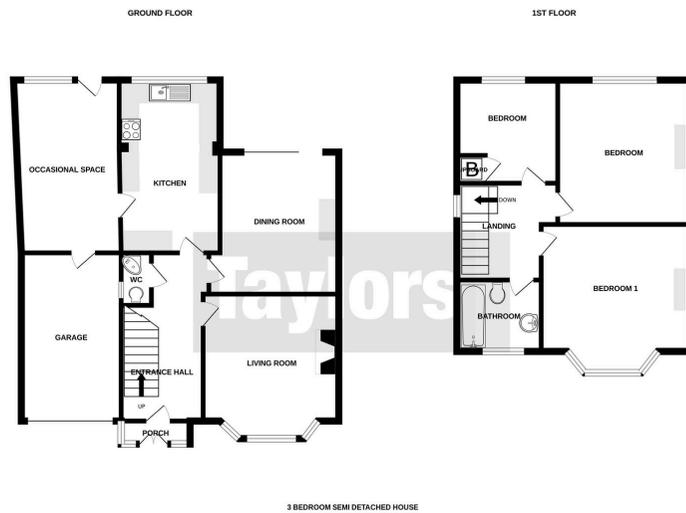
**Garage** - 4.29m x 2.51m (14'1" x 8'3")

**Occasional Space** - 4.5m x 2.34m (14'9" x 7'8")

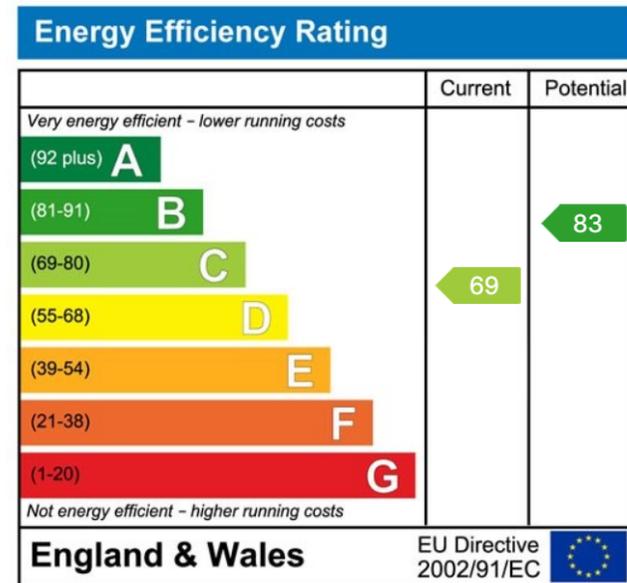




- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TURN KEY CONDITION
- MODERN FITTED KITCHEN
- BEAUTIFUL LANDSCAPED REAR GARDEN
- VERSATILE OCCASIONAL SPACE



We had every attempt to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. 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.  
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