



Taylors

Park Road, Wollaston, West Midlands, DY8 3QX

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Set back from the road behind a generous frontage, this three-bedroom semi-detached home is offered for sale with no upward chain and is now in need of repair and full refurbishment throughout. The property offers excellent potential and an exciting opportunity for purchasers to create a superb home in a convenient and well-regarded location.

The accommodation comprises an entrance hall, front reception room with bay window, and a rear reception room with two windows overlooking the rear garden. To the rear is the kitchen, providing access to a good-sized garden featuring a patio area with lawn beyond.

To the first floor are three bedrooms, including a front bedroom with bay window and a rear bedroom with two windows and feature fireplace, along with a bathroom and separate WC.

Tenure: Freehold. Construction: Standard. Services: All mains (No gas central heating). 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 G.

**Hall** - 3.12m x 1.09m (10'3" x 3'7") At widest points

**Kitchen** - 2.95m x 2.62m (9'8" x 8'7") At widest points

**Front Reception Room** - 3.73m x 3.35m (12'3" x 11'0") At widest points

Into Bay

**Rear Reception Room** - 4.11m x 3.35m (13'6" x 11'0") At widest points

Into alcove

**Storage** - 1.68m x 0.97m (5'6" x 3'2")

**First Floor Landing** - 2.92m x 1.83m (9'7" x 6'0") Including Stairs

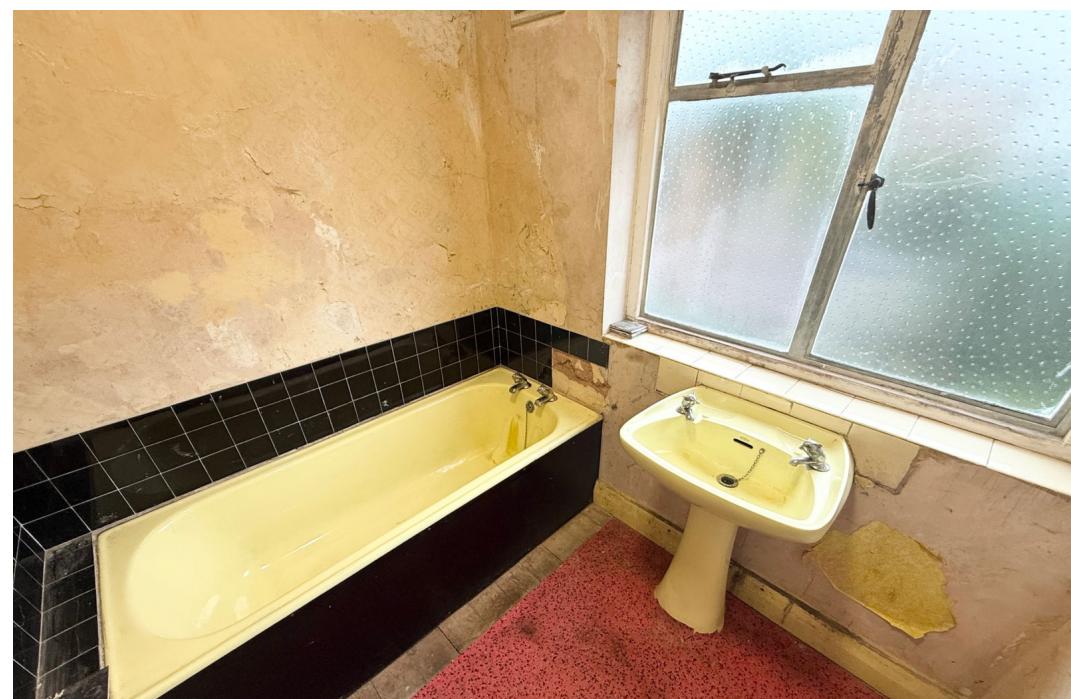
**Bedroom One** - 4.8m x 3.35m (15'9" x 11'0") At widest points

**Bedroom Two** - 3.38m x 3.2m (11'1" x 10'6") Into Alcove

**Bedroom Three** - 2.92m x 2.13m (9'7" x 7'0") At widest points

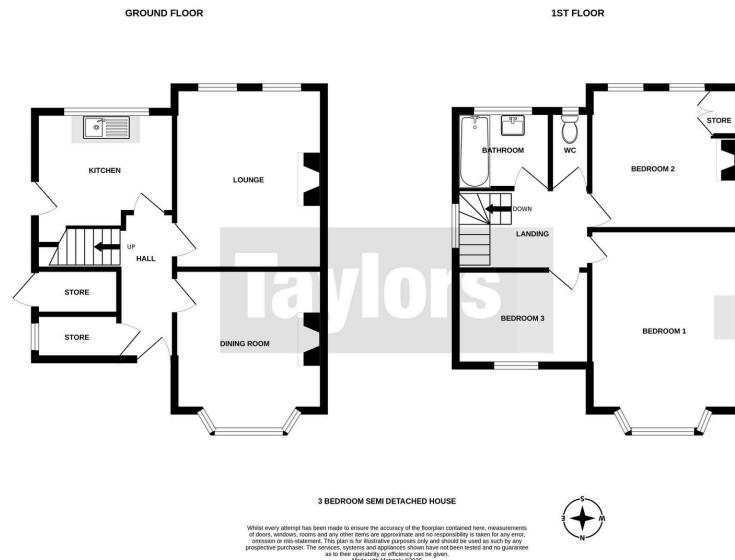
**WC** - 1.73m x 0.74m (5'8" x 2'5")

**Bathroom** - 2.03m x 1.73m (6'8" x 5'8")

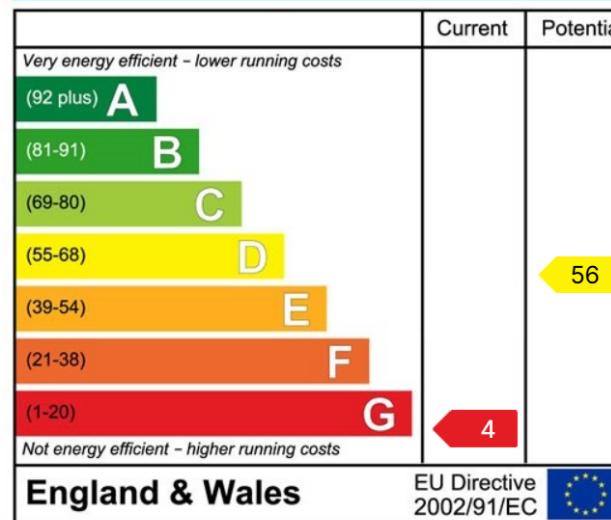




- NO UPWARD CHAIN
- IN NEED OF FULL MODERNISATION
- THREE BEDROOMS
- SCOPE TO IMPROVE
- TWO RECEPTION ROOMS
- CONVENIENT LOCATION



### Energy Efficiency Rating



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