



**Taylors**



# Dorset Road, Wollaston, Stourbridge, DY8 4SY

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This well-presented and spacious two-bedroom ground floor flat is located on the ever-popular Dorset Road in Wollaston, Stourbridge, a sought-after residential area known for its excellent amenities and community feel. The property is being offered for sale with a sitting tenant in place, making it an attractive investment opportunity. (Of interest to other buyers in addition).

The accommodation comprises an entrance hall with a useful storage cupboard, a generous living room offering plenty of space, a well-planned fitted kitchen, a bathroom, and two good-sized bedrooms.

To the rear, there are communal gardens that provide a pleasant outdoor setting.

Dorset Road is well regarded locally, benefiting from a quiet residential setting while still being close to the heart of Wollaston Village, where you'll find a range of independent shops, cafés, pubs, and everyday conveniences. The area is also well served by schools and excellent transport links, with easy access to Stourbridge Town Centre, rail connections, and major road networks for commuting further afield.

Tenure: Leasehold. 125 years from 20 August 2007, Ground Rent: £10 PA, Service Charge: Approximately £1000 PA, Construction: Standard/Purpose Built. Services: All mains TBC. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC C.

**Entrance Hall** - 3.71m x 0.81m (12'2" x 2'8")

**Kitchen** - 2.57m x 2.21m (8'5" x 7'3") At widest points

**Living Room** - 4.27m x 4.01m (14'0" x 13'2") At widest points

**Storage Cupboard**

**Bedroom One** - 4.32m x 2.77m (14'2" x 9'1") At widest points

**Bedroom Two** - 3.58m x 2.64m (11'9" x 8'8") At widest points

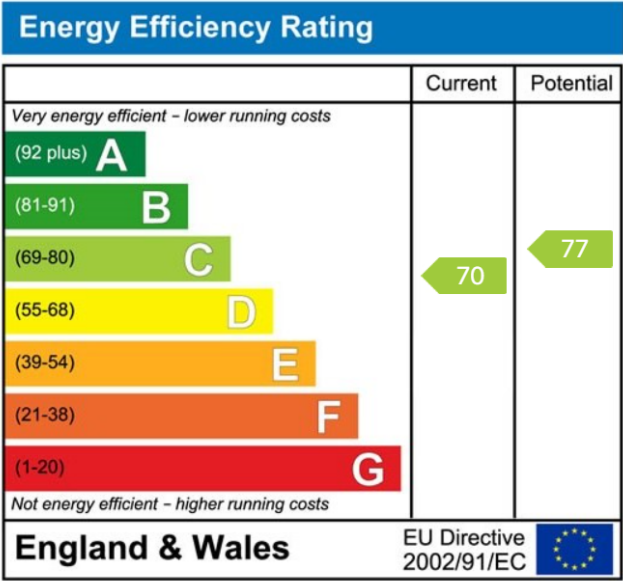
**Bathroom** - 2.46m x 1.65m (8'1" x 5'5") At widest points







- GROUND FLOOR
- TWO BEDROOMS
- CONVENIENT LOCATION
- COMMUNAL GARDENS
- GOOD SIZE LIVING ROOM
- NO UPWARD CHAIN



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