



# Taylor's

**Hadcroft Road, Stourbridge, DY9 7LR**  
Stourbridge

Guide Price  
**£195,000**

This RECENTLY DECORATED END-OF-TERRACE HOME is THE PERFECT OPPORTUNITY FOR FIRST TIME BUYERS. With a DOUBLE-WIDTH DRIVE in front of the property and a SPACIOUS, ELEVATED GARDEN at the rear, it is INCREDIBLY WELL ROUNDED. With gas central heating and double glazing.

**Property Type:** End of Terrace House

**Tenure:** Freehold

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** A

- No upward chain
- Popular location
- Double-width drive parking
- Idea for first time buyers
- Recently re-decorated
- New carpets



**Taylors**



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This RECENTLY RE-DECORATED END-OF-TERRACE HOME is THE PERFECT OPPORTUNITY FOR FIRST TIME BUYERS. With a DOUBLE-WIDTH DRIVE in front of the property and a SPACIOUS, ELEVATED GARDEN at the rear, it is INCREDIBLY WELL ROUNDED. With gas central heating and double glazing.

This house offers an AESTHETICALLY PLEASING AND FUNCTIONAL LAYOUT OF ACCOMMODATION OVER TWO FLOORS. The ground floor includes a hall, sitting room, kitchen, GUEST CLOAKROOM and side hall with storage recess. The first floor includes two VERY WELL-PROPORTIONED BEDROOMS and a MODERN BATHROOM.

LOCATED IN A POPULAR AND DESIRABLE RESIDENTIAL AREA, it has GREAT ACCESS TO CONVENIENT TRANSPORT LINKS and only a SMALL WALK TO SCHOOLS AND SHOPS.

Tenure: Freehold. Construction: Standard. Services: All Mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC D.

**Reception Hall** - 1.02m x 0.94m (3'4" x 3'1")

**Sitting Room** - 4.29m x 3.45m (14'1" x 11'4")

**Kitchen** - 3.43m x 2.44m (11'3" x 8'0")

**Side Hall (with storage recess)** - 3.86m x 0.81m (12'8" x 2'8")

**Guests Cloakroom** - 1.32m x 0.81m (4'4" x 2'8")

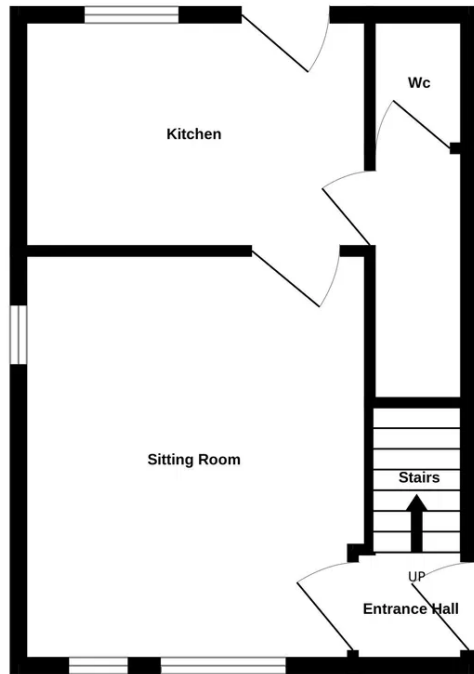
**Landing**

**Bedroom One** - 4.39m x 2.95m (14'5" x 9'8") at widest points

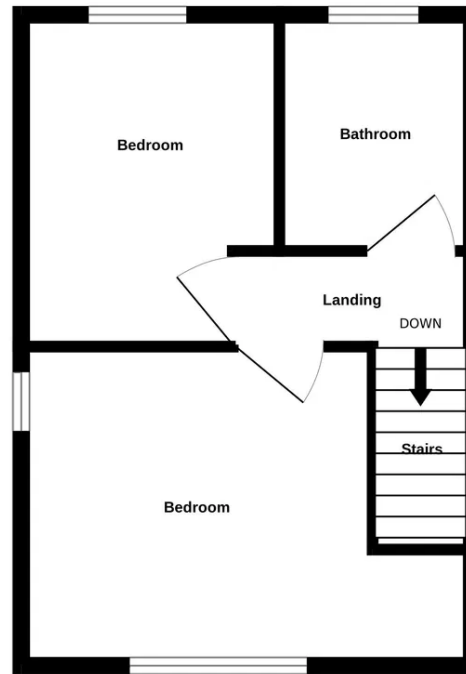
**Bedroom Two** - 3.73m x 2.77m (12'3" x 9'1") at widest points

**Bathroom** - 2.44m x 1.52m (8'0" x 5'0")

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Stourbridge Sales

85 High Street, Stourbridge, West Midlands DY8 1ED

01384 395555

stourbridge@taylor-estateagents.co.uk

<https://www.taylor-estateagents.co.uk/>

**Taylor**