



Taylor's

Herondale Road, Wollaston, Stourbridge, DY8 3LQ

3 1 2



Situated on the fringe of the countryside in the sought after area of Wollaston, Stourbridge, this attractive three bedroom link detached property offers an ideal family home with a wonderful balance of peaceful surroundings and convenient access to local amenities. With an abundance of nearby countryside walks, including the ever popular Bunkers Hill Woods, this home is perfect for those who enjoy outdoor living.

The property presents an appealing frontage and welcomes you into a hallway, with stairs leading to the first floor. The ground floor accommodation includes a modern fitted kitchen complete with a built in oven and hob, along with a well proportioned living room with a door leading through to the dining area.

Upstairs, there are three bedrooms, two of which benefit from a range of fitted furniture, along with a modern fitted family bathroom.

Externally, the property enjoys a low maintenance rear garden with a good sized patio area and a lawn beyond, providing an ideal space for relaxing or entertaining. The home also benefits from a garage and off road parking.

This is a fantastic opportunity to acquire a well presented family home in a great location, close to local shops, schools, and amenities, and is offered for sale with no upward chain.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D.

Entrance Hall - 1.68m x 1.3m (5'6" x 4'3")

Living Room - 5.05m x 3.25m (16'7" x 10'8") At widest points

Dining Room - 3.15m x 2.34m (10'4" x 7'8")

Kitchen - 2.84m x 2.51m (9'4" x 8'3")

Landing - 2.82m x 1.96m (9'3" x 6'5")

Bedroom One - 3.2m x 3.1m (10'6" x 10'2")

Bedroom Two - 3.63m x 2.95m (11'11" x 9'8")

Bedroom Three - 2.31m x 1.98m (7'7" x 6'6")

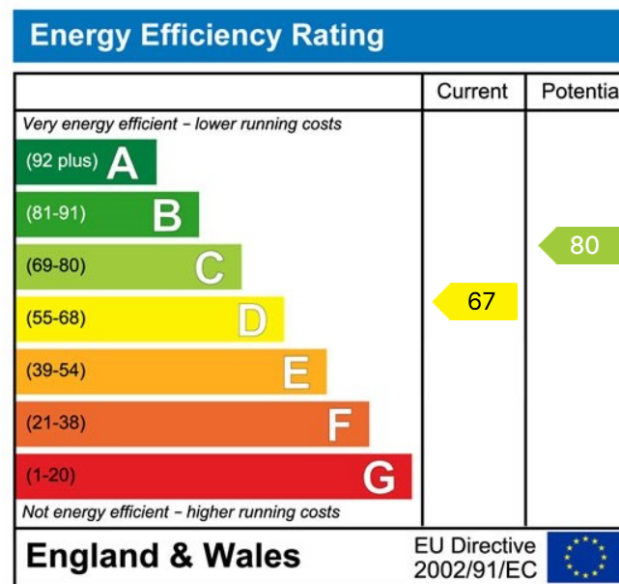
Bathroom - 2.24m x 1.88m (7'4" x 6'2")

Garage - 4.47m x 2.29m (14'8" x 7'6")





- GARAGE AND DRIVEWAY PARKING
- DETACHED FAMILY HOME
- CLOSE TO COUNTRYSIDE
- NO UPWARD CHAIN
- CONVENIENTLY LOCATED
- POPULAR WOLLASTON ADDRESS



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.