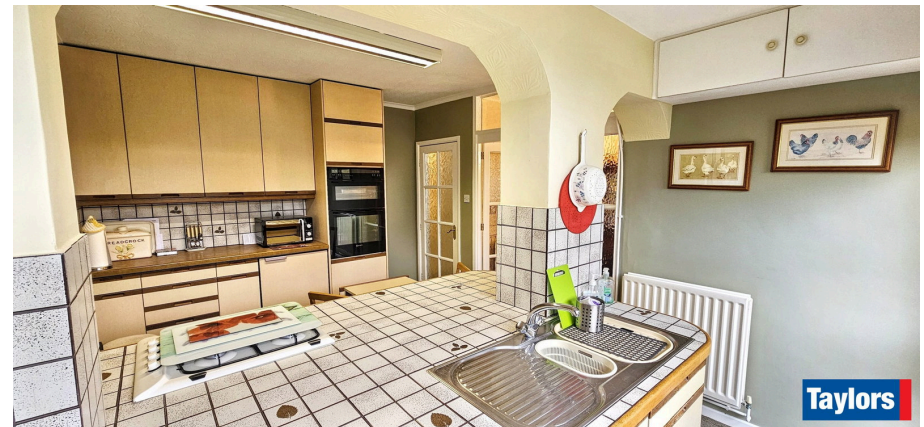




Taylors

Bright Street, Wollaston, Stourbridge, DY8 3QZ

3 1 2



A WELL ARRANGED, DETACHED FAMILY HOME, offering ample space and versatility, ideally situated in a popular and family-friendly neighbourhood. This residence is perfectly positioned for growing families, with excellent access to reputable schools, local amenities, and transport links.

Step inside to a welcoming porch and L-shaped hall, leading to a practical cloaks/WC, essential for busy family life. The ground floor is thoughtfully laid out with a spacious sitting room, providing a comfortable sanctuary for relaxation and family time. The EXTENDED kitchen offers superb potential for creating a bustling heart of the home, with plenty of room for all your culinary needs. Adjacent, the separate dining room is perfect for enjoying family meals and hosting gatherings, creating lasting memories.

Upstairs, the first-floor landing leads to three bedrooms, each featuring fitted wardrobes that offer excellent storage solutions, helping to keep family life organised. These bright bedrooms provide comfortable retreats for everyone, and are complemented by a modern shower room, designed for everyday convenience.

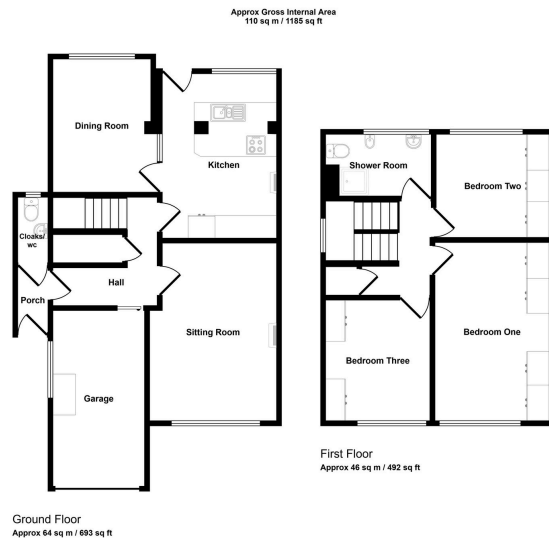
Externally, the property benefits from a single garage and a driveway, providing essential off-road parking. The enclosed established garden offers a private outdoor space, ideal for children to play, family barbecues, or simply enjoying the sunshine.

This fantastic family home combines comfortable living with a highly desirable location, making it an excellent choice for a growing family seeking space, convenience, and a welcoming community. We invite you to view this property to fully appreciate all it has to offer.

Council Tax Band: D. EPC: D. Tenure: Freehold. All main services are connected. Construction: Standard. Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Flood Risk: Low.

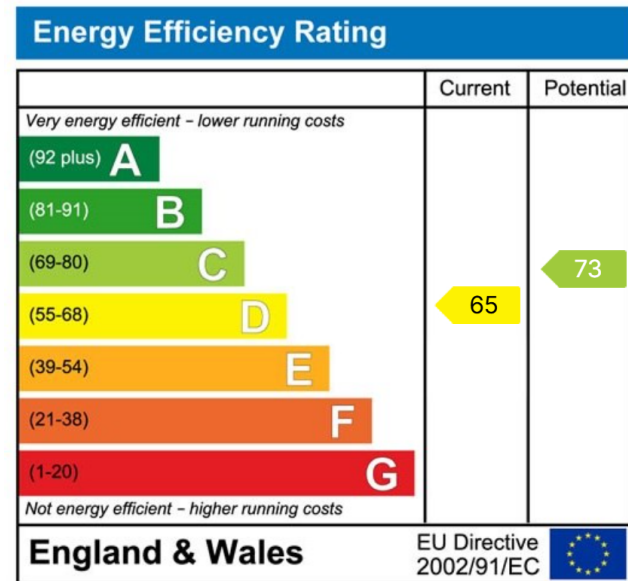
- Porch** - 1.85m x 0.84m (6'1" x 2'9")
- Cloaks/wc** - 1.83m x 0.79m (6'0" x 2'7")
- Hall (L Shaped)** - 2.79m x 2.79m (9'2" x 9'2") Measured at widest points into L
- Sitting Room** - 4.8m x 3.43m (15'9" x 11'3")
- Kitchen** - 4.32m x 3.05m (14'2" x 10'0")
- Dining Room** - 3.61m x 2.84m (11'10" x 9'4")
- First Floor Landing** - 2.9m x 2.51m (9'6" x 8'3") Including stair opening
- Bedroom One** - 4.8m x 3.12m (15'9" x 10'3") Into wardrobes
- Bedroom Two** - 3.05m x 2.74m (10'0" x 9'0") Into wardrobes
- Bedroom Three** - 3.23m x 2.74m (10'7" x 9'0") Into wardrobes
- Shower Room** - 2.79m x 1.6m (9'2" x 5'3")
- Garage** - 4.8m x 2.44m (15'9" x 8'0")





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.

- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- IDEALLY SUITED TO FAMILY BUYERS
- CLOSE TO VILLAGE AMENITIES
- ENCLOSED LEVEL GARDEN
- AN EXCELLENT OPPORTUNITY



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.