



Taylor's

Kingsway, Wollaston, Stourbridge, West Midlands, DY8 4TW

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Situated within this well-established and highly convenient address, just a short distance from St James Primary School, this beautifully presented and significantly extended four-bedroom semi-detached family home offers spacious and versatile accommodation ideally suited to modern family living.

Occupying a slightly elevated position above Kingsway, the property enjoys an increased sense of privacy while remaining conveniently placed for local amenities, schooling and everyday facilities.

The accommodation is larger than first appears. A welcoming entrance porch leads into a reception hall, which in turn provides access to a charming sitting room featuring a bay window, creating a light and comfortable space to relax.

A particular highlight of the home is the excellent open-plan dining area leading through to the kitchen, forming the heart of the property and providing a sociable layout. In addition, the ground floor also benefits from a useful utility room and a guests' cloakroom, adding to the practicality of the accommodation.

To the first floor, the property continues to impress with four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom.

Externally, a driveway to the side provides convenient level off-road parking, while to the rear there is a pleasant enclosed garden, offering a safe and enjoyable outdoor space for families, entertaining and relaxation.

Porch

Reception Hall

Sitting Room - 4.52m x 3.48m (14'10" x 11'5") At widest points

Dining Area - 5.44m x 3.2m (17'10" x 10'6")

Kitchen - 4.5m x 2.01m (14'9" x 6'7") Overall

Utility - 2.31m x 1.6m (7'7" x 5'3")

Guests Cloakroom

Study / Playroom - 4.62m x 2.57m (15'2" x 8'5")

First Floor Landing

Bedroom One - 5.11m x 2.74m (16'9" x 9'0")

Ensuite

Bedroom Two - 4.72m x 3.35m (15'6" x 11'0") At widest points

Bedroom Three - 3.61m x 3.3m (11'10" x 10'10")

Bedroom Four - 2.21m x 2.03m (7'3" x 6'8")

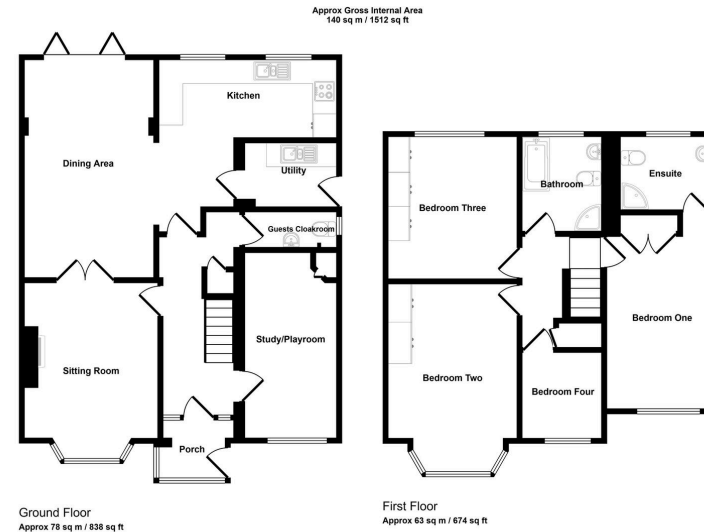
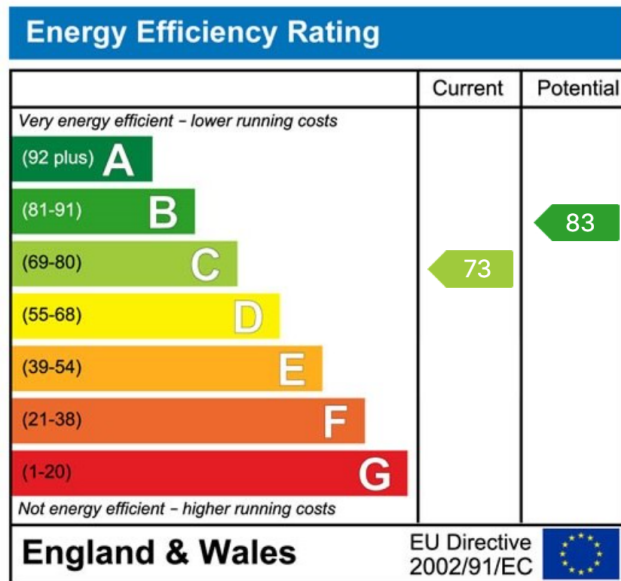
House Bathroom

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





- GENEROUS LIVING ACCOMMODATION
- ENSUITE TO MASTER BEDROOM
- FOUR BEDROOM LAYOUT
- "TURN KEY READY" HOME



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 Made Groupy 360.

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