



**Taylors**

# Scholars Walk, Stourbridge, West Midlands, DY8 1HP

3 2 1



This beautifully maintained three bedroom end of terrace property offers stylish, modern living throughout.

Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for the rest of the home. The ground floor also benefits from a convenient guest WC, ideal for visitors. The spacious living room provides a comfortable and relaxing space, while the modern fitted kitchen features a dining area and a useful pantry. A door from the kitchen opens directly onto the rear garden, making it perfect for both everyday living and entertaining.

To the first floor, the property boasts three well proportioned bedrooms, all fitted with modern built in furniture. The main bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms are served by a modern fitted bathroom.

Externally, the property offers a pleasant rear garden with a patio area leading onto a lawn, insulated garden studio equipped with electricity, ideal for use as a home office, hobby space or versatile workspace, as well as gated access. Further benefits include a garage and off road parking.

Conveniently located close to Stourbridge, the property is ideally situated for local amenities, schools, and transport links.

Offered for sale with no upward chain, this is a fantastic opportunity not to be missed.

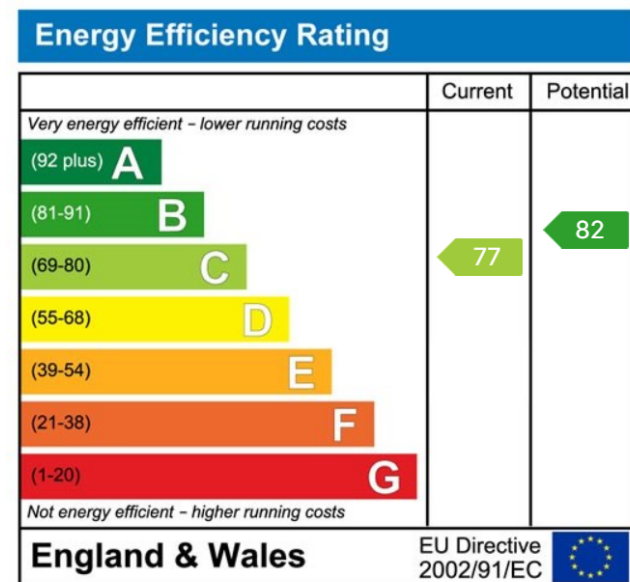
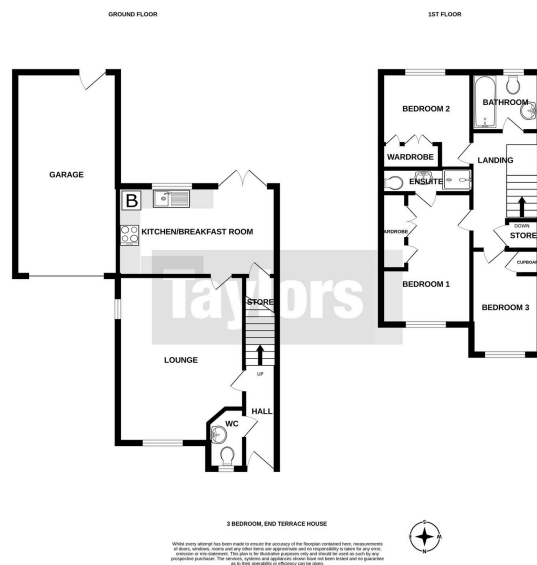
Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC C

**Entrance Hall** - 2.95m x 0.99m (9'8" x 3'3")  
**Guest WC** - 1.7m x 0.79m (5'7" x 2'7")  
**Living Room** - 4.78m x 3.56m (15'8" x 11'8")  
**Kitchen** - 4.5m x 2.49m (14'9" x 8'2")  
**First Floor Landing** - 3.45m x 1.88m (11'4" x 6'2")  
**Bathroom** - 1.88m x 1.65m (6'2" x 5'5")  
**Bedroom One** - 3.73m x 2.57m (12'3" x 8'5")  
**Ensuite** - 2.57m x 0.74m (8'5" x 2'5")  
**Bedroom Two** - 2.74m x 2.57m (9'0" x 8'5")  
**Bedroom Three** - 2.92m x 1.91m (9'7" x 6'3")  
**Garden Studio** - 4.67m x 2.24m (15'4" x 7'4")  
**Garage** - 5.84m x 2.92m (19'2" x 9'7")





- NO UPWARD CHAIN
- GARAGE AND OFF ROAD PARKING
- ENSUITE SHOWER ROOM
- BUILT IN WARDROBES
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT



**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.