

Taylors

Richmond Grove, Wollaston, Stourbridge, DY8 4SE

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Situated on DESIRABLE Richmond Grove, this three bedroom extended home is TASTEFULLY DECORATED throughout with a modern finish. With canal walks on the doorstep and WELL REGARDED SCHOOLS nearby, it is ideally suited to family life.

An entrance porch leads to a useful store/boot area, while the welcoming entrance hall opens into a bay fronted dining room, currently used as a playroom. To the rear, the EXTENDED living room features decorative wall panelling and sliding doors onto the garden.

The extended, MODERN FITTED DINING KITCHEN forms the heart of the home and great for entertaining. A separate OFFICE SPACE completes the ground floor.

Upstairs are THREE well proportioned bedrooms (Two double bedrooms and a generous third bedroom), including a useful storage cupboard in bedroom three, a LARGE FAMILY BATHROOM with both a bath and separate shower.

The landscaped, tiered rear garden offers a choice of places to relax and entertain, with a PATIO AREA, artificial lawn and steps leading to a gated upper lawn. Here, a DECKED SEATING AREA sits beneath a pergola, with planted areas adding further interest..

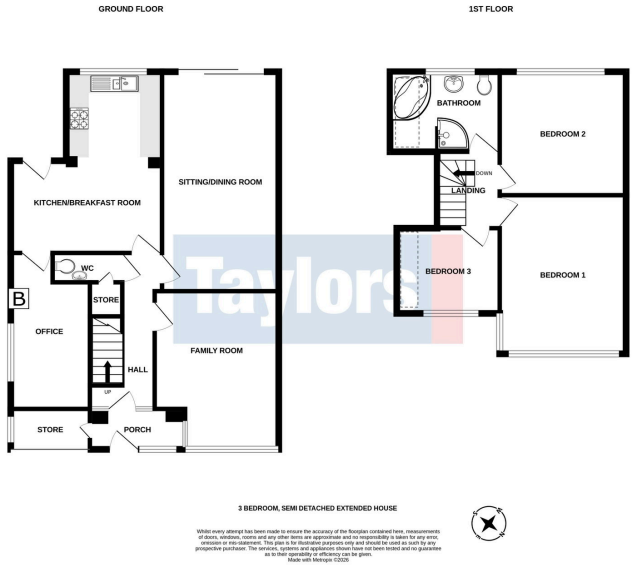
Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D. The garage is currently divided into two sections, providing a boot area and an office space. Building Regulations approval has not been obtained for the conversion.
Porch - 2.36m x 1.12m (7'9" x 3'8") At widest points
Entrance Hall - 4.19m x 1.7m (13'9" x 5'7") At widest points
Dining Room - 4.01m x 3.45m (13'2" x 11'4") At widest points Currently used as a playroom
Living Room - 5.97m x 3.1m (19'7" x 10'2") At widest points
Guest WC - 1.75m x 0.69m (5'9" x 2'3") At widest points
Door leading to understairs storage
Kitchen Diner - 4.47m x 4.06m (14'8" x 13'4") At widest points
Office Space - 4.29m x 2.13m (14'1" x 7'0")
First Floor Landing - 2.03m x 1.7m (6'8" x 5'7") At widest points
Bedroom One - 4.27m x 3.45m (14'0" x 11'4") At widest points
Bedroom Two - 3.38m x 3.28m (11'1" x 10'9") At widest points
Bedroom Three - 2.77m x 2.57m (9'1" x 8'5") At widest points Plus storage cupboard
Bathroom - 2.9m x 2.16m (9'6" x 7'1") At widest points
Store - 2.24m x 1.04m (7'4" x 3'5") At widest points
(Front of garage)

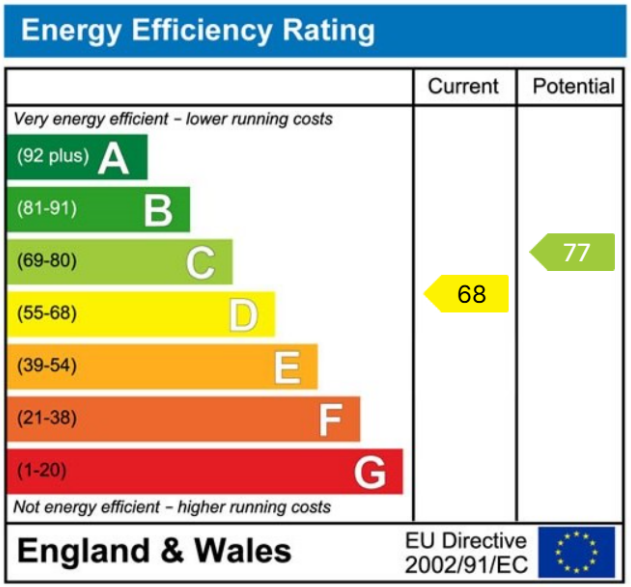






- GENEROUS AND EXTENDED LIVING SPACE (A Mucklow built home)
- CANAL SIDE WALKS ON YOUR DOORSTEP
- BESPOKE BLINDS FITTED IN THE PROPERTY and can be left for a potential buyer
- A HOME SIGNIFICANTLY ENHANCED BY THE CURRENT OWNERS - Including replastering through the property, floorings and redecoration
- NEW WINDOWS AND DOORS FITTED IN 2023
- TWO DOUBLE BEDROOMS AND WITH GENEROUS THIRD BEDROOM
- NOT FAR FROM ST JAMES PRIMARY SCHOOL
- DOWNSTAIRS GUEST WC





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