



**Taylor's**

Meadow Park Road, Wollaston, West Midlands, DY8 4TU



Situated in the popular village of Wollaston, this well maintained one bedroom semi detached bungalow is available exclusively for those aged 55 and over and is offered for sale with the benefit of no upward chain, making it an ideal purchase for those looking to downsize.

The accommodation briefly comprises an entrance hall, a fitted kitchen with a built in oven and hob, and a good sized living room, a modern recently refitted shower room and a double bedroom.

Outside, the property enjoys a low maintenance rear garden, ideal for those seeking easy upkeep. To the front, there is driveway parking along with a stoned fore garden, providing additional practicality and kerb appeal.

Early viewing is recommended to appreciate the accommodation on offer.

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 B. EPC C.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**Entrance Hall** - 1.24m x 1.04m (4'1" x 3'5")

**Storage Cupboard**

**Kitchen** - 3.35m x 1.83m (11'0" x 6'0")

**Living Room** - 4.72m x 3.23m (15'6" x 10'7")

**Inner Hall** - 0.81m x 0.81m (2'8" x 2'8")

**Shower Room** - 1.73m x 1.63m (5'8" x 5'4")

**Bedroom One** - 3.4m x 2.67m (11'2" x 8'9")



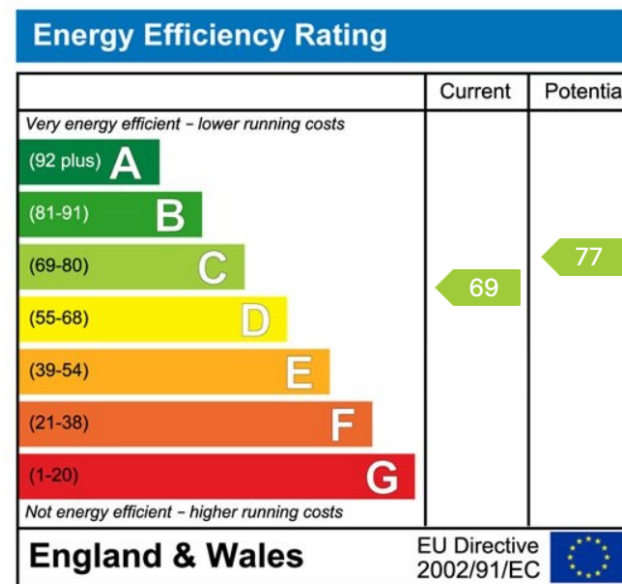


- NO UPWARD CHAIN
- MODERN FITTED SHOWER ROOM
- LOVELY POSITION
- WELL PRESENTED THROUGHOUT
- FOR THOSE AGED 55 AND OVER
- OFF ROAD PARKING

**Meadow Park Road, Wollaston, Stourbridge, DY8 4TU**



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