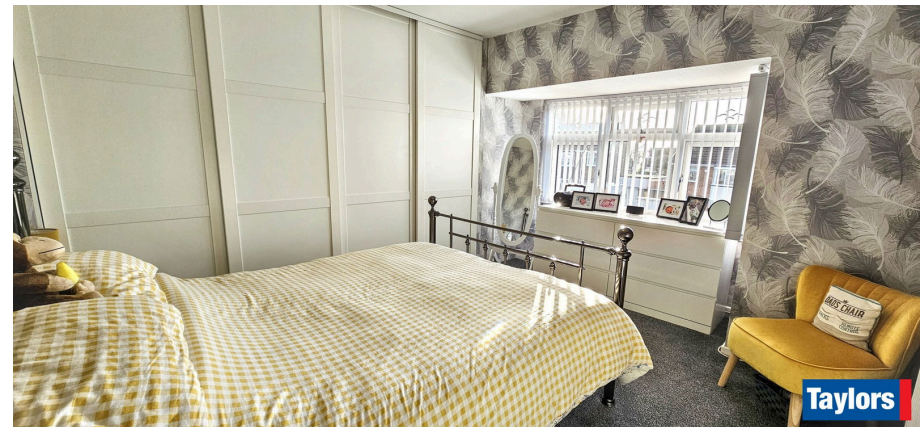




**Taylors**

# Oak Park Road, Wordsley, Stourbridge, DY8 5YJ

3 1 2



Set within a highly regarded and established address, this stunning, enlarged three-bedroom traditional semi-detached family home has been thoughtfully improved throughout to offer exceptional living space with true 'turn key' appeal. Beautifully presented and superbly located for local amenities, this is a property not to be missed.

The spacious layout, arranged over two floors and having gas central heating and double glazing, includes: an inviting reception hall, two elegant and generously sized reception rooms, and an impressive enlarged kitchen featuring a comprehensive range of integrated appliances. The first floor offers three well-proportioned bedrooms and a modern family bathroom.

A large block-paved driveway to the front provides excellent off-road parking and leads to a garage complete with a useful garden cloakroom. The rear garden is of an excellent size, mainly laid to lawn, and thoughtfully designed for low-maintenance enjoyment.

Perfect for family buyers, this outstanding home combines style, comfort and convenience, with easy access to Stourbridge, Merry Hill and Kingswinford. Early viewing is highly recommended to secure this exceptional opportunity.

Tenure: Freehold. Construction: All mains. 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 D.

**Reception Hall** - 4.19m x 2.13m (13'9" x 7'0") Including Stairs/Understair Cupboard

**Sitting Room** - 3.91m x 3.81m (12'10" x 12'6") At widest points

**Rear Sitting Room/Dining Room** - 3.66m x 3.35m (12'0" x 11'0")

**Extended Kitchen** - 4.44m x 2.57m (14'7" x 8'5")

**Landing**

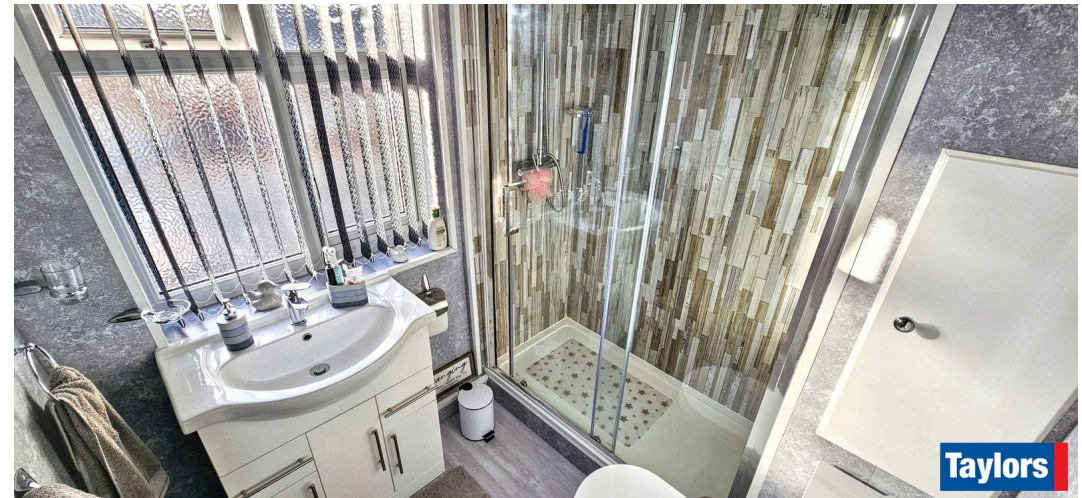
**Bedroom One** - 4.09m x 3.12m (13'5" x 10'3")

**Bedroom Two** - 3.66m x 3.35m (12'0" x 11'0")

**Bedroom Three** - 2.62m x 2.57m (8'7" x 8'5")

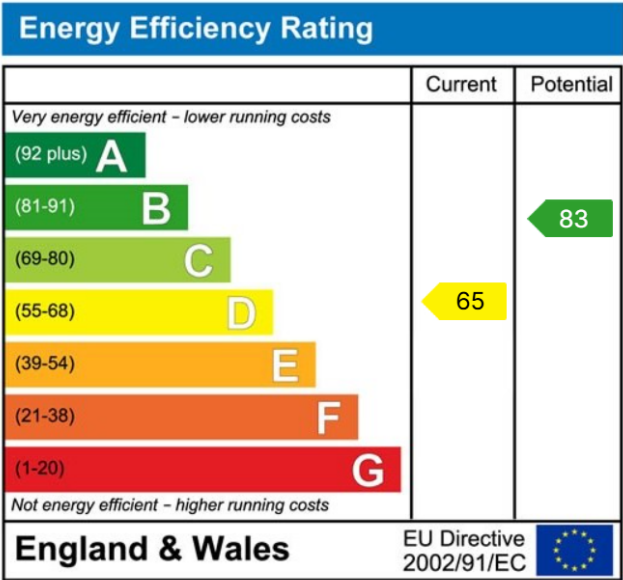
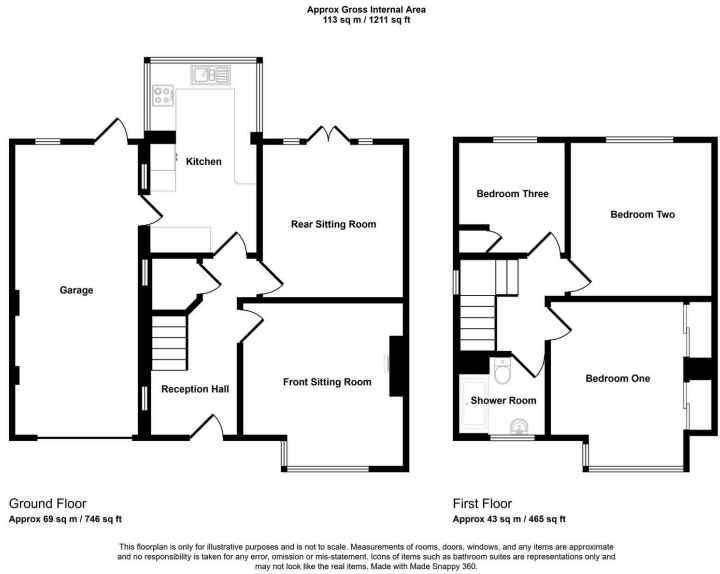
**Shower Room** - 2.08m x 1.85m (6'10" x 6'1")

**Garage (including Garden W.C.)** - 7.32m x 2.82m (24'0" x 9'3")





- A BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- LARGE BLOCK PAVED DRIVEWAY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TWO GOOD RECEPTION ROOMS
- ENLARGED KITCHEN WITH A RANGE OF APPLIANCES
- VIEW EARLY TO AVOID DISAPPOINTMENT



**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.