



Taylors

Richmond Grove, Wollaston, Stourbridge, DY8 4SE

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Situated on DESIRABLE Richmond Grove, this well maintained 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, creating a comfortable space for the family to relax.

The extended, MODERN FITTED DINING KITCHEN forms the heart of the home, with plenty of room for cooking, family meals and entertaining. A separate OFFICE SPACE completes the ground floor.

Upstairs are THREE well proportioned bedrooms, including a useful storage cupboard in bedroom three, a GENEROUS FAMILY BATHROOM with both a bath and separate shower and a usefully BOARDED LOFT.

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.

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

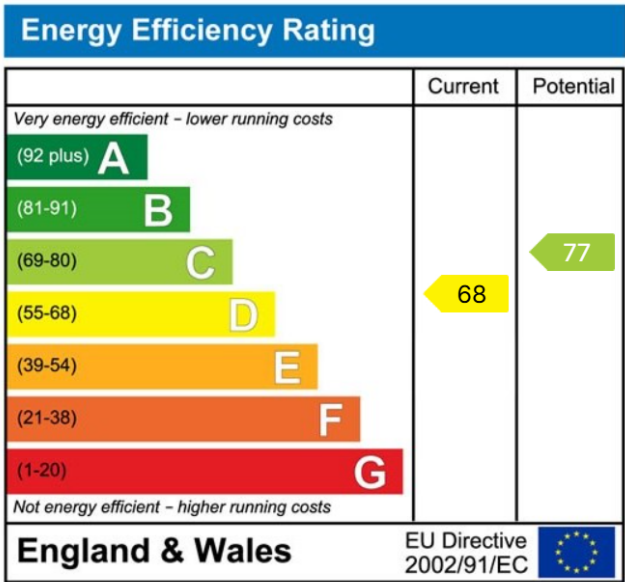
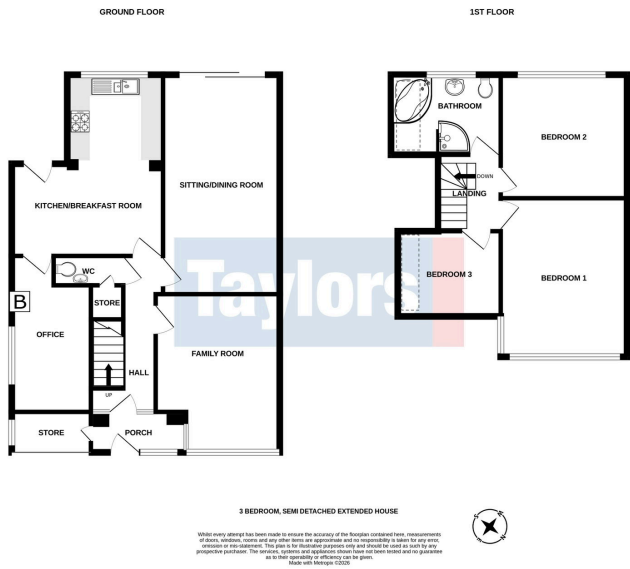
Store - 2.24m x 1.04m (7'4" x 3'5") At widest points

(Front of garage)





- BEAUTIFULLY PRESENTED THROUGHOUT
- CANAL SIDE WALKS ON YOUR DOORSTEP
- GOOD SIZE KITCHEN DINER
- OFF ROAD PARKING
- THREE GOOD SIZE BEDROOMS
- CLOSE TO WELL REGARDED LOCAL SCHOOLS
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS GUEST WC



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