



**Taylors**



Meadow Park Road, Wollaston, Stourbridge, DY8 4TU

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Occupying a TRULY PLEASANT SETTING within this highly regarded address, with stunning views of the meadow, this charming one bedroom semi detached BUNGALOW offers peaceful and low maintenance living, ideally suited for those AGED 55 AND OVER. The property further benefits from the ADVANTAGE OF A LARGER THAN AVERAGE GARAGE and is conveniently located close to IDYLIC CANAL SIDE WALKS, excellent public transport links and a recently fitted GAS CENTAL HEATING BOILER (Installed in 2025).

The accommodation briefly comprises an entrance hall with a useful storage cupboard, leading through to a fitted kitchen which offers a range of wall and base units, a built in oven and hob, and a door providing direct access to the garage.

The GOOD SIZED LIVING ROOM features a lovely bay window, allowing for plenty of natural light and creating a bright and welcoming atmosphere. A door leads through to an inner hallway, again benefitting from a useful airing cupboard complete with radiator, and providing access to the bathroom WITH ELECTRIC RAIN SHOWER OVER THE BATH and bedroom.

The bedroom is well proportioned and includes FITTED WARDROBES, along with a door leading through to the CONSERVATORY. This additional living space provides a PLEASANT OUTLOOK and direct access to the rear garden. The loft is boarded, providing additional storage space.

Externally, the property boasts a low maintenance and PEACEFUL REAR GARDEN, ideal for relaxing or entertaining. This delightful bungalow presents an excellent opportunity to acquire a comfortable home in a DESIRABLE AND QUIET LOCATION.

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

**Entrance Hall** - 1.32m x 0.81m (4'4" x 2'8") At widest points

Storage cupboard

**Kitchen** - 3.28m x 1.75m (10'9" x 5'9") At widest points

**Living Room** - 5.08m x 3.23m (16'8" x 10'7")

**Bathroom** - 1.7m x 1.63m (5'7" x 5'4") At widest points

**Inner Hall** - 0.91m x 0.79m (3'0" x 2'7") At widest points

Storage Cupboard

**Bedroom** - 2.9m x 2.74m (9'6" x 9'0") Plus fitted wardrobes

**Conservatory** - 2.84m x 1.65m (9'4" x 5'5") At widest points

**Garage** - 6.63m x 2.34m (21'9" x 7'8")



