



Taylor's

Oak Park Road, Wordsley, Stourbridge, DY8 5YJ

3 1 2



A beautifully presented and turn key THREE bedroom semi detached home, located on the POPULAR Oak Park Road in Stourbridge. MODERN, tastefully decorated throughout and IDEAL FOR FAMILIES.

The property is approached via a driveway and fore garden, leading to a welcoming porch and entrance hallway. To the front is a bright and comfortable living room featuring a bay window, while to the rear sits a dining room with sliding doors opening onto the PATIO, creating a perfect space for entertaining. The MODERN FITTED KITCHEN is positioned at the rear and is fully equipped with integrated fridge, freezer, dishwasher, cooker, gas hob and extractor fan. A door leads from the kitchen into a useful VERSATILE occasional space, providing access to both the rear garden and the GARAGE. A convenient guest WC completes the ground floor living accommodation.

Stairs rise to the first floor, where you will find a spacious landing and three GOOD SIZE bedrooms, all neutrally decorated. The accommodation is completed by a modern FAMILY BATHROOM with a shower over the bath.

Outside, the property boasts an excellent SUNNY SOUTH WEST facing rear garden, featuring a FANTASTIC PATIO area ideal for outdoor dining and entertaining and a GENEROUS LAWN.

Modern, stylish and IMMACULATELY PRESENTED throughout, this home truly offers MOVE IN READY accommodation, with DOUBLE GLAZING AND GAS CENTRAL HEATING, in a convenient location. Families will appreciate the proximity to a range of WELL REGARDED SCHOOLS.

Tenure: Freehold. Construction: Standard. Surface water: Low. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C

Porch - 1.75m x 0.61m (5'9" x 2'0")

Guest WC - 1.35m x 0.76m (4'5" x 2'6")

Entrance Hall - 4.29m x 2.06m (14'1" x 6'9") At widest points

Kitchen - 4.57m x 2.62m (15'0" x 8'7") At widest points

Living Room - 3.78m x 3.78m (12'5" x 12'5") into bay

Dining Room - 3.58m x 3.35m (11'9" x 11'0") At widest points

First Floor Landing - 2.21m x 1.22m (7'3" x 4'0") At widest points

Bedroom One - 4.01m x 3.78m (13'2" x 12'5") into bay

Bedroom Two - 3.58m x 3.35m (11'9" x 11'0")

Bedroom Three - 2.57m x 2.54m (8'5" x 8'4") At widest points

Bathroom - 2.01m x 1.75m (6'7" x 5'9")

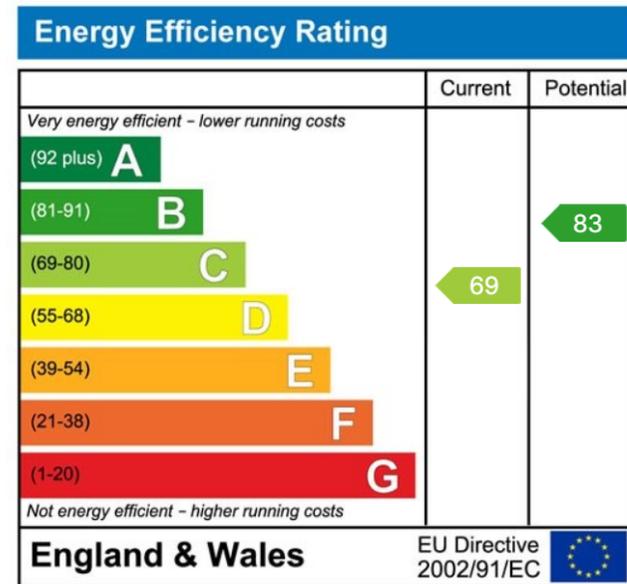
Garage - 4.29m x 2.51m (14'1" x 8'3")

Occasional Space - 4.5m x 2.34m (14'9" x 7'8")





- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TURN KEY CONDITION
- MODERN FITTED KITCHEN
- BEAUTIFUL LANDSCAPED REAR GARDEN
- VERSATILE HOBBIES SPACE IN THE GARAGE



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.