# OLDNALL ROAD WOLLESCOTE, STOURBRIDGE DY9 8XQ





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## DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

GROUND FLOOR ENTRANCE HALLWAY - 11' 6" x 5' 8" (3.50m x 1.73m) GUEST W/C LOUNGE - 16' 1" x 10' 9" (4.90m x 3.27m) DINING ROOM - 11' 6" x 10' 1" (3.50m x 3.07m) BREAKFAST KITCHEN - 16' 1" x 8' 8" (4.90m x 2.64m)

#### FIRST FLOOR

FIRST FLOOR LANDING - 11' 9" x 2' 8" ( 3.58m x 0.81m) BEDROOM ONE - 12' 0" x 11' 0" (3.65m x 3.35m) BEDROOM TWO - 13' 0" x 8' 10" (3.96m x 2.69m) BEDROOM THREE - 10' 10" x 8' 8" (3.30m x 2.64m) BEDROOM FOUR - 12' 1" x 6' 0" (3.68m x 1.83m) SHOWER ROOM - 7' 10" x 6' 8" (2.39m x 2.03m)

> OUTSIDE GARAGE - 16' 0'' x 8' 2'' (4.87m x 2.49m)

### \*ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS\*

These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.







Gently elevated and set back beyond a TRULY GENEROUS TARMAC DRIVEWAY stands this WELL-PLANNED, IMMACULATE and DECEPTIVELY SPACIOUS FOUR BEDROOM

DETACHED FAMILY HOME. Holding a PROMINENT POSITION on this MOST POPULAR WOLLESCOTE ADDRESS, it provides EASY ACCESS to nearby COMMUTER LINKS (Stourbridge Junction and M5), CATCHMENT FOR GREAT SCHOOLS and links to IDYLLIC LOCAL PARKS (such as Stevens Park), thus ideal for any discerning purchaser and/or family! Planned over two floors, the accommodation has DOUBLE GLAZING. GAS CENTRAL HEATING and comprises in brief; Entrance hallway with guest w/c off, formal lounge, formal dining room, re-fitted modern breakfast kitchen, first floor landing, FOUR GOOD BEDROOMS and modern shower room. Moreover, the property BOASTS a DETACHED GARAGE FACILITY and to the rear the most PLEASANT, SUNNY ASPECT and PRIVATE GARDEN RETREAT ideal for playing and entertaining with the likes of 'al fresco dining'. This DETACHED FAMILY HOME presents a SUPERB OPPORTUNITY TO PURCHASE and to arrange a viewing please contact Taylors Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Standard. Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low. Council Tax Band E. EPC D.

#### **TASB9179D**

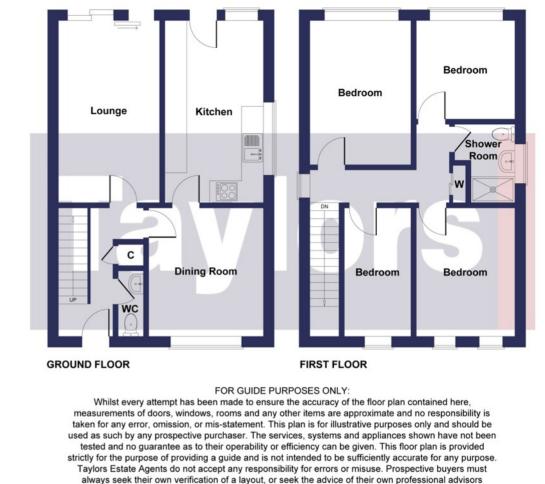
#### MISREPRESENTATION ACT 1967

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(surveyor or solicitor).

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