



**Taylor's**

John Street, Wordsley, Stourbridge DY8 5YS

Guide Price £240,000

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This mid-terrace period home in Wordsley, near Stourbridge, exudes charm and surprises with its larger-than-expected interior. The property combines traditional character with modern comforts, boasting two generously sized reception rooms that provide versatile living spaces. With gas central heating and double glazing throughout, it offers a warm and energy-efficient environment.

A notable feature is the **gated drive parking at the rear**, a rare and practical benefit in such an established location. Nestled within a well-regarded address, the home enjoys convenient access to nearby road links, connecting you effortlessly to surrounding towns. This delightful property strikes a perfect balance between period charm and contemporary convenience, making it an attractive choice for families or professionals alike.

Tenure: Freehold. Construction: Standard. 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 B. EPC C.

**Initial Hall** - 1.35m x 1.04m (4'5" x 3'5")

**Reception Hall** - 8.66m x 1.65m (28'5" x 5'5")

**Dining Room** - 4.04m x 3.99m (13'3" x 13'1") At widest points

**Sitting Room** - 4.04m x 3.99m (13'3" x 13'1") At widest points

**Breakfast Kitchen** - 5.94m x 2.87m (19'6" x 9'5")

**Cellar**

**Guests Cloakroom** - 1.75m x 0.91m (5'9" x 3'0")

**Landing** - 5.87m x 5.21m (19'3" x 17'1") At widest points

**Bedroom 1** - 4.09m x 3.99m (13'5" x 13'1") At widest points

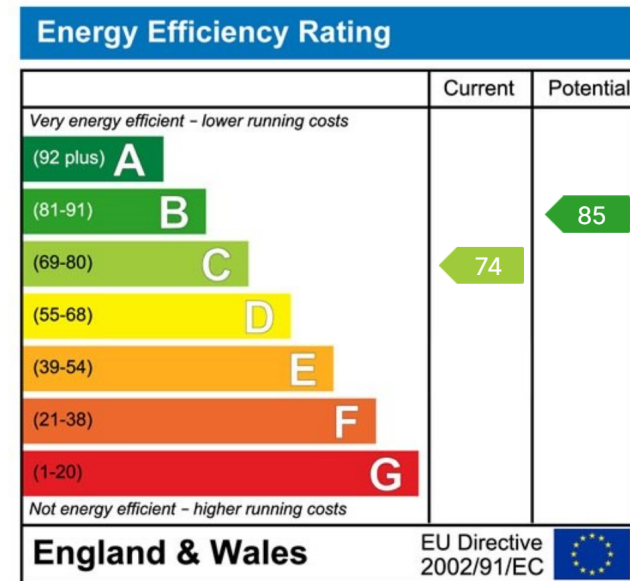
**Bedroom 2** - 4.06m x 3.96m (13'4" x 13'0") At widest points

**Nursery / Study** - 4.06m x 1.04m (13'4" x 3'5")





- A RATHER SURPRISING PERIOD TERRACE HOME
- MUCH LARGER THAN EXPECTED
- GATED DRIVE PARKING AT THE REAR
- IMPRESSIVE BREAKFAST KITCHEN
- CELLAR
- LONG RECEPTION HALL WITH GUESTS CLOAKROOM OFF
- TWO GOOD DOUBLE BEDROOMS PLUS NURSERY
- LARGE FIRST FLOOR BATHROOM
- CONVENIENT LOCATION
- NO UPWARD CHAIN



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