



**LexAllan**

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31 Fairfield Rise, Wollaston, Stourbridge, West Midlands, DY8  
3PQ

Fairfield Rise perfect for those seeking a peaceful retreat. This delightful semi-detached house boasts a spacious layout with 1 reception room, 3 cosy bedrooms, and a modern bathroom. One of the highlights of this property is the open-plan kitchen/diner, ideal for hosting family gatherings or entertaining friends. The house has been thoughtfully extended to the rear, providing additional living space for your comfort and convenience. Step outside to discover a private garden, perfect for enjoying a morning coffee or unwinding after a long day. This property is turnkey ready, meaning you can simply move in and start enjoying your new home without any hassle. Don't miss out on the opportunity to make this lovely house your own in this sought-after location.



### Approach

Off road parking to front for multiple vehicles.

### Porch

Tiled flooring throughout with opening into the entrance hall.

### Entrance Hall

Doors radiating off to all accommodations, oak flooring throughout, stairs rise to first floor, storage cupboard, spot lights, central heated radiator.

### Lounge

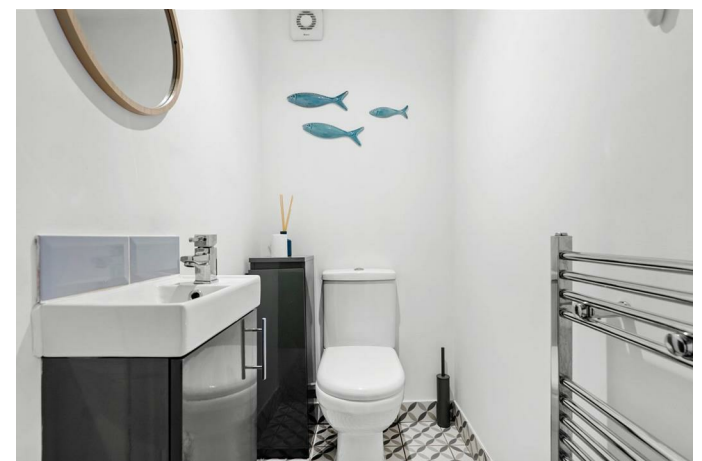
Gas fire with surround, double glazed window to front, central heated radiator.

### Kitchen/Diner

With the kitchen offering a variety of wall and base units, double electric oven, gas hob with extractor above, integrated fridge/freezer and dishwasher, tiled flooring throughout and spot lights, large pantry, Door access to garden.

### W.C

Wash hand basin, w.c, chrome heated towel rail, spot lights, tiled flooring.



### Landing

Bright and airy landing with doors radiating off, airing cupboard, double glazed window to rear, access to the loft ,using hydraulic pulldown steps, to a part boarded area with lighting.

### Bedroom 1

Fitted wardrobes, double glazed window to front, central heated radiator.

### Bedroom 2

Fitted wardrobe, double glazed window to rear, central heated radiator.

### Bedroom 3

Storage cupboard , central heated radiator, double glazed window to front.

### Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

### Garage

Power and lighting throughout, plumbing for washing machine, overhead storage space.

### Rear Garden

Decked patio area perfect for those summer evenings spent with friends and family, neat and tidy lawn with a border of mature shrubs. A further alfresco hidden block paved area can be found tucked to the rear. If you are looking for a private and peaceful garden, this is the one for you.

### Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



