

AP MORGAN



Wentworth Road, Wollaston, Stourbridge
Offers in the region of £400,000

Features:

- Three bedroom detached home
- Large plot set behind double gated drive
- Two reception rooms & conservatory
- Large family bathroom
- En-suite w/c & ground floor w/c
- Well-maintained & spacious rear garden
- Large double garage
- Nearby schooling, shops & amenities

Description:

Situated on a well-regarded road on the outskirts of Wollaston Village is the substantial three bedroom, detached family home sitting proud behind a double gated in and out driveway on one of the largest plots on the road, with excellent opportunity to extend further subject to planning permissions.

The generous internal layout briefly comprises: Enclosed porch, entrance hallway with original stained glass front door, ground floor guest w/c, spacious lounge, large conservatory, dining room with feature walk in bow bay window, extended kitchen/breakfast room having a central island unit, further fixed wall and base units integrated double oven, and gas hob. To complete the ground floor is a substantial double garage which benefits from fitted power sockets, lighting and plumbing for washing machine.

Rising upstairs the first floor landing has doors leading off to: A substantial dual aspect double bedroom one with an en-suite w/c and opportunity to split into two good sized bedrooms; a sizable double bedroom two with large walk in bow bay window, single bedroom three, and a large family bathroom suite having bathtub and separate shower enclosure.

Moving outside the property features an extensive rear garden mainly laid to lawn with paved patio, large greenhouse, timber shed store and side access gate.

Further benefits include: Gas fired central heating, double glazing, house alarm system, and a large majority boarded loft space with pull down ladder and lighting.

Situated in a popular location offering access to local convenience stores and bus links into Stourbridge and Merry hill shopping centre. Wollaston Village is within reach providing further supermarket shopping, pubs, eateries, and doctor's surgery. Nearby good primary and secondary schooling is available and the further amenities of Stourbridge town.



Details:

Porch 4'2" x 6'7" (1.27m x 2m)

Entrance Hall

Ground Floor W/C 5'9" x 6'1" (1.75m x 1.85m)

Lounge 16'4" x 13' (4.98m x 3.96m)

Conservatory 11'1" (3.38) x 20'5" (6.22) *Both max*

Dining Room 14'3" (4.34) *max into bay* x 13' (3.96)

Kitchen/Breakfast Room 15'10" x 12'7" (4.83m x 3.84m)

Garage 32'9" x 13'10" (9.98m x 4.22m)

First Floor Landing

Bedroom One 16'4" (4.98) x 13' (3.96) *max inc wardrobes*

En-suite W/C

Bedroom Two 14'3" (4.34) *max into bay* x 13' (3.96)

Bedroom Three 8'1" x 6'10" (2.46m x 2.08m)

Family Bathroom 8' (2.44) x 13' (3.96) *Both max*



EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

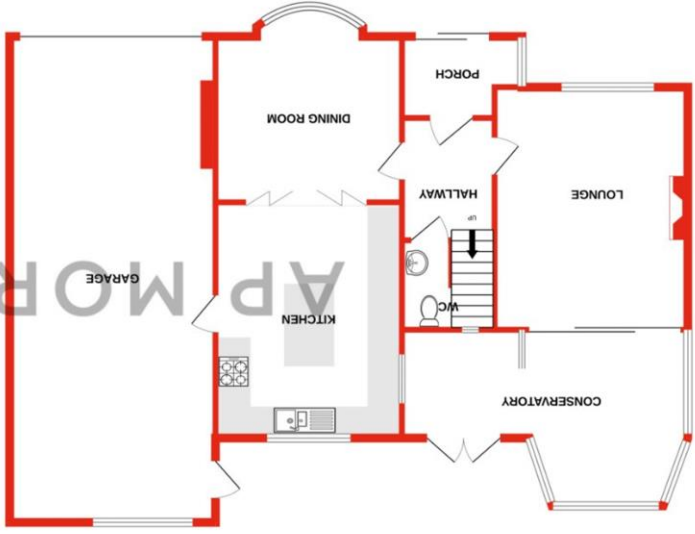
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

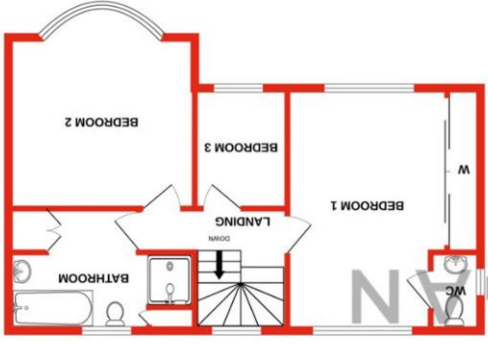
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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.

TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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