

AP MORGAN



Wood Street, Wollaston, Stourbridge
Offers Over £430,000

Features:

- Exceptional Victorian property of fine character
- Four double bedrooms
- Two large reception rooms
- Excellent modern kitchen
- Ensuite bathroom, plus separate wet room
- Usable heated cellar/office
- Detached garage
- Delightful gardens. Epc rating E

Description:

A most impressive, four bedroom semi detached home of fine character with a large garage. Occupying a quiet, well established road of similar Victorian properties, being minutes of Wollaston High Street, offering an unmatched range of individual shops, pubs, a main supermarket and restaurants.

The splendid home has been lovingly restored to retain its original features, which is set out over three floors. You enter via a gated front garden leading to the leaded front door. The layout is as follows: Reception hallway, having feature balustrading, fitted door mat and access door to the cellar. The two reception rooms have log burning stoves set into fireplaces, ceiling roses, picture railing and engineered oak flooring throughout. The delightful fitted kitchen offers a range of units with touch opening doors, there is a ceramic sink set into wood surfaces, integrated washing machine, Smeg dishwasher, a Range master oven, and space for a fridge/freezer, there is under floor heating and the owner is leaving the coloured window blinds.

Stairs rise and turn to the first floor landing, leading to a contemporary styled wet room with under floor heating. The master bedroom has a most striking en-suite bathroom, containing an oval tub, a sink over grey draw unit, chrome radiator, further under floor heating and lit shelf recess. Bedroom two is dual aspect and is positioned at the front.

The second floor is a full storey, having a delightful landing with triangular window and doors to two further double bedrooms, one with a wall of fitted wardrobes and the other providing eaves access to the side. The cellar is heated and is perfectly usable as an office, being shelved in part, carpeted and decorated throughout.

Outside to rear: The garden has been properly landscaped, providing an initial seating area with wind-out canopy. The rest is laid with lawn bordered by interesting features and planting, a tool cupboard and timber shed is also included and a side gate leads out to the shared driveway to the detached garage of note. Other benefits include: Gas central heating to radiators, all the bedrooms have original decorative fireplaces. Sash windows which are double glazed, and a house security alarm.



Details:

Entrance Hallway with stairs to Cellar

Sitting Room

15' 0" max into bay x 12' 3" (4.57m x 3.73m)

Formal dining room

16' 10" x 12' 2" (5.13m x 3.71m)

Fitted Kitchen

15' 0" x 8' 10" (4.57m x 2.69m)

First floor Master Bedroom

13' 0" max d x 12' 3" (3.96m x 3.73m)

Ensuite Bathroom

9' 2" x 6' 9" both max (2.79m x 2.06m)

Bedroom 2

12' 11" x 12' 2" (3.93m x 3.71m)

Separate Wet Room

6' 2" x 5' 0" (1.88m x 1.52m)

Second floor Bedroom 3

12' 11" x 8' 3" to wardrobes (3.93m x 2.51m)

Bedroom 4 (has eaves storage of 17' x 4') to side

16' 10" x 8' 1" (5.13m x 2.46m)

Large Detached Garage (accessed by shared drive to side)

Not Measured

EPC Rating: E

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.



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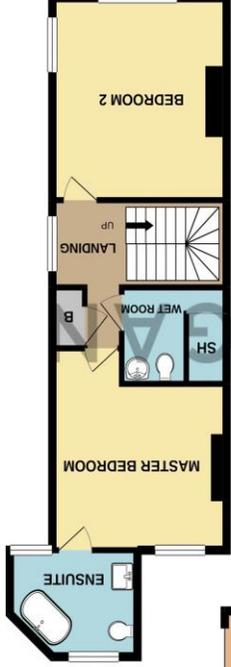
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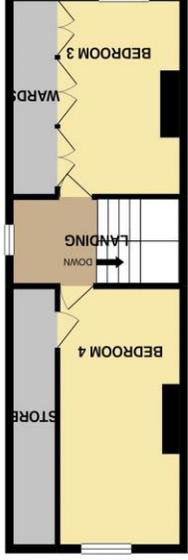
GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.1 sq.m.) approx.

Whilst 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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