

AP MORGAN



The Dell, Wollaston, Stourbridge
Offers Over £180,000

Features:

- Modern semi-detached property
- Two bedrooms
- Two good-size bedrooms
- Spacious lounge/diner
- Modern fitted kitchen
- Close to amenities
- Sought after area
- EPC - D

Description:

Modern semi-detached property in a popular area of Wollaston, near Stourbridge.

The property briefly comprises; An entrance porch which leads to a spacious lounge/diner with a feature fireplace, a bright hallway flooded with natural light from the door onto the rear garden a downstairs W.C, and a modern kitchen with an intergraded oven, five-ring gas burner hob, washing machine and, dishwasher whilst also having space for a fridge-freezer.

Upstairs are two very good-size double bedrooms both having space for wardrobes, as well as a family bathroom with bath and over-head shower, and loft-access with a loft-ladder installed.

Externally the property has an easily maintained rear garden, with artificial grass on the upper area, and a nicely paved lower area perfect for alfresco dining.

The property also has a private driveway with space for two vehicles as well as a separate garage.

The property is ideally situated in the sought-after area of Wollaston, which has plenty of amenities close by in Stourbridge town centre, which offers plenty of shops and great transport links into Birmingham City Centre.

Stourbridge also has many highly regarded primary and secondary schools, as well as colleges providing further education. The Clent Hills are also a short drive away which offer beautiful walks, trails, and country pubs.



Details:

Entrance Porch

3' 4" x 5' 7" (1.02m x 1.70m)

Lounge/Diner

15' 4" x 12' 9" (4.67m x 3.88m) (Max)

Kitchen

11' 1" x 6' 9" (3.38m x 2.06m) (Max)

Hallway

11' 6" x 5' 8" (3.50m x 1.73m) (Max)

Bedroom One

13' 5" x 12' 9" (4.09m x 3.88m) (Max)

Bedroom Two

9' 4" x 9' 8" (2.84m x 2.94m) (Max)

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m) (Max)

Garage

16' 0" x 7' 7" (4.87m x 2.31m) (Max)

EPC Rating: D

Council Tax Band: B (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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Need a mortgage?

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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.

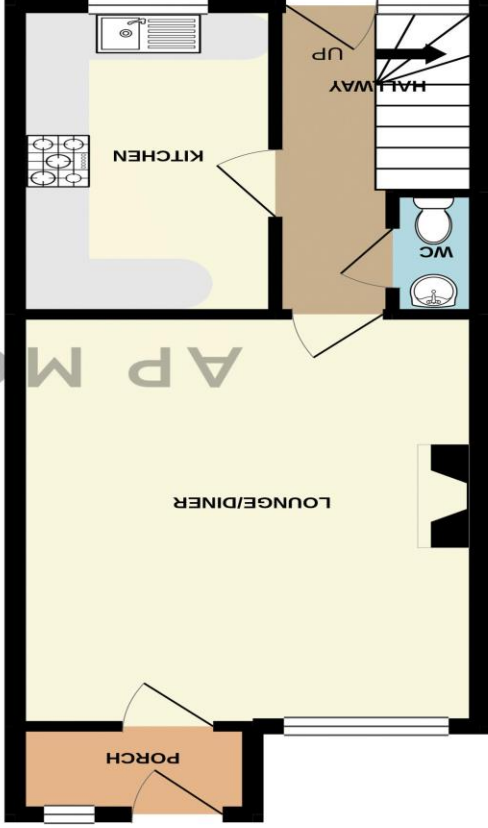
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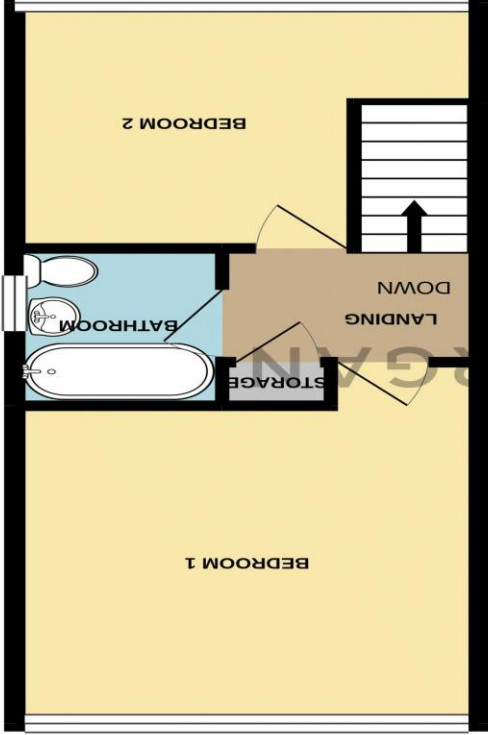
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GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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