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14 Wollaston Court, Stourbridge, West Midlands, DY8 4SQ



***** BRILLIANT BUNGALOW IN HIGHLY SOUGHT AFTER CUL-DE-SAC IN WOLLASTON ***** Lex Allan are proud to present this recently refurbished two bedroom detached bungalow with garage and off road parking which is situated on Wollaston court. In brief this property comprises. Entrance hall, lounge, kitchen, bathroom, two bedrooms, rear garden and garage.

Entrance Hall

With door to front elevation and solid oak doors leading to various rooms to include a storage cupboard.

Lounge

14'05 x 16'10 (4.39m x 5.13m)

With double glazed french doors to rear elevation and a bow bay window to the front, laminate flooring throughout with a gas point for a fire.

Kitchen

11'08 x 7'10 (3.56m x 2.39m)

With a variety of modern wall and base units to include electric hob, stainless steel sink/drain, fridge freezer, electric oven and grill, wine cooler and extractor. There is also a double glazed window and door to rear elevation leading to the garden.

Bedroom One

11'11 x 11'08 (3.63m x 3.56m)

With double glazed window to rear elevation, central heated radiator and carpet.



Bedroom Two

10'08 x 6'06 (3.25m x 1.98m)

With double glazed window to front elevation, central heated radiator and carpet flooring.

Bathroom

11'08 x 4'10 (3.56m x 1.47m)

Rear Garden

Low maintenance rear garden with gravel borders, access to garage and access to the front of the property.

Garage

17'02 x 9'04 (max) (5.23m x 2.84m (max))

With up and over door, power, lighting and access to rear garden.

The Location

Situated near Wollaston village centre, all the excellent services are to hand such as primary schools, brilliant butchers, other independent shops, pubs and eateries. Buses run from the village to Stourbridge as well as trains from town centre. The perfect base for those commuting within the Black Country and nearby commercial centres, the midlands motorway network is accessed via the M5 from Halesowen or Bromsgrove. Wollaston lies on the edge of greenbelt countryside with plenty of open spaces and access to footpaths and bridleways.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		85
		41	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		84
		35	

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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