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**High Street**  
Wollaston, Stourbridge

## 141 High Street, Wollaston, Stourbridge DY8 4PE

Representing an ideal first time home, this much improved and updated, 2 Bedroom traditional style Semi-detached property is well placed for Wollaston Village with its excellent range of amenities/schools and stands slightly elevated from High Street behind a raised lawned fore garden with Driveway.

The property benefits from gas central heating, UPVC double glazed windows (except Store), rear Conservatory now with roof and is further enhanced by a long Rear Garden making for a pleasant backdrop.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, Utility, Guest Cloakroom, Conservatory, Landing, 2 Bedrooms and Bathroom.

OVERALL, A PROPERTY WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE.

On the Ground Floor there is a Canopy Entrance with part double glazed UPVC door opening to the Entrance Hall with stairs off to 1<sup>st</sup> Floor and door to Lounge.

The Lounge has a mantel fireplace with hearth and electric fire, UPVC double glazed bay window to front and laminate floor.

A door gives access to the Kitchen having a modern range of white gloss wall/base cupboards, contrasting worktops, tiled splashbacks, sink and mixer tap, built-in oven, gas hob with cooker hood over, tiled floor, recessed ceiling lights door to Utility and wide opening to the Rear Conservatory.

The Conservatory now with replacement roof having vaulted ceiling with recessed lights, double glazed roof window, UPVC double glazing with 2 top opening windows, tiled floor, radiator and UPVC double glazed doors to Garden.

The Utility has a worktop, circular bowl sink and mixer tap, white gloss base cupboard, appliance space, tiled floor, Ideal gas central heating boiler, side UPVC double glazed window and opening with steps to Store (below stairs, with single glazed timber window). A door leads off the Utility to the Guest Cloakroom having a white suite with wc, basin with cupboard below, tiled splash back, tiled floor and obscure UPVC double glazed window.

On the 1<sup>st</sup> Floor there is a Landing with side obscure UPVC double glazed window, loft access and doors to 2 Bedrooms and Bathroom.

Bedroom 1 has 2 UPVC double glazed windows and a range of wardrobes with mirror doors and Bedroom 2 has a rear UPVC double glazed window.

The Bathroom has a modern white suite having an L shaped bath with shower over and side screen, basin and wc, tiled walls, tiled floor, obscure UPVC double glazed rear window, recessed ceiling lights and chrome ladder radiator.

There is a long Rear Garden having paved patio with picket fence and gate leading onto the long lawn with additional paved area, shed and with side gate to front.

Tenure: Freehold  
Council Tax Band: B

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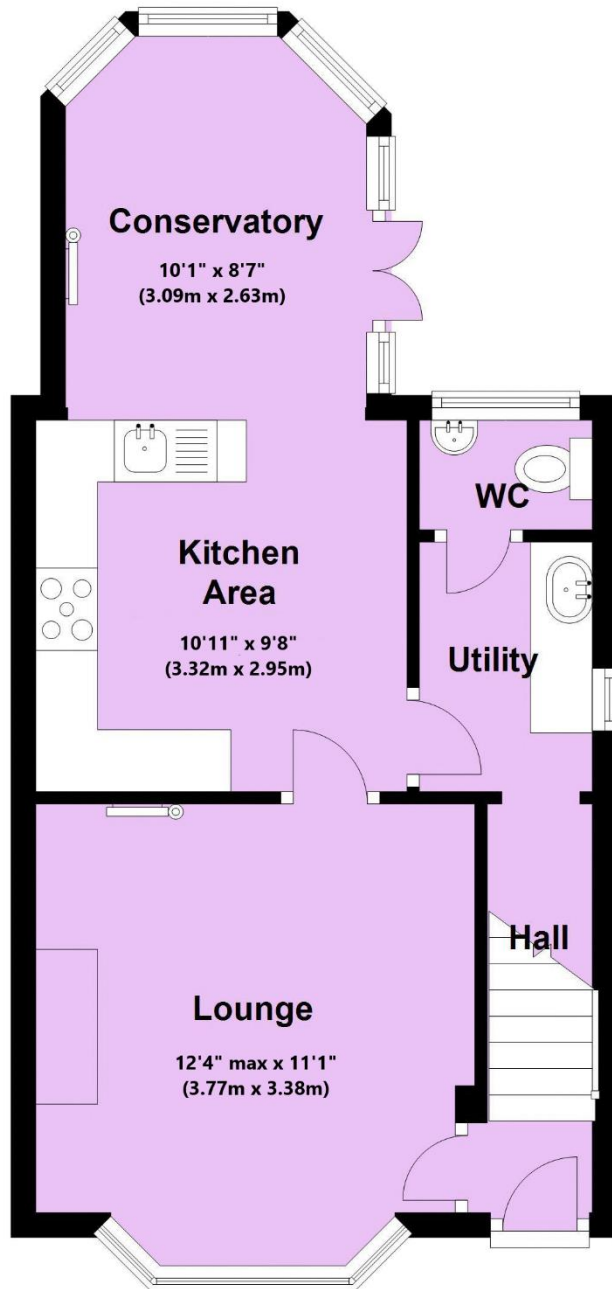
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# FLOOR PLANS

## Ground Floor

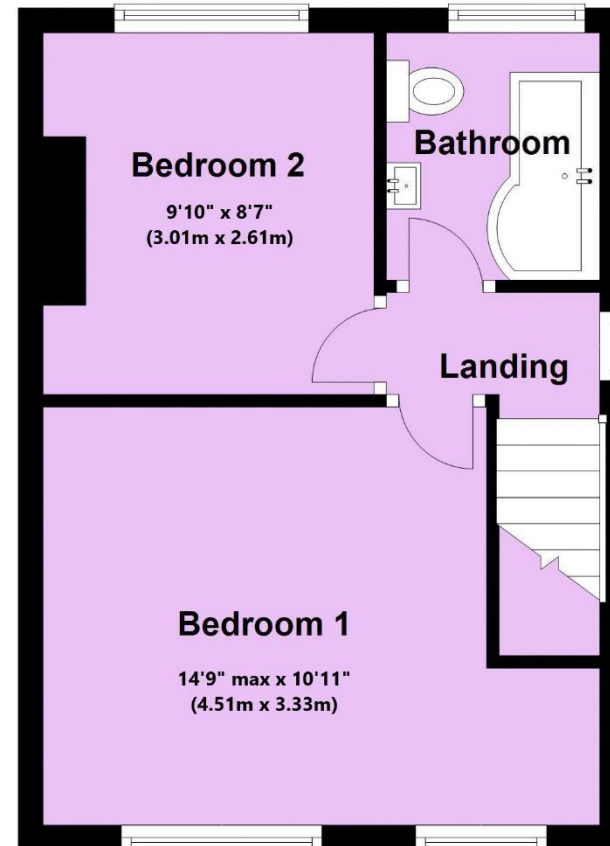


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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This Floor Plan is presented as general guidance only.  
It cannot be relied upon as a statement of fact.

## First Floor





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

Worcester House, 64 Hagley Road  
Stourbridge, West Midlands DY8 1QD

Sales: (01384) 396066  
stourbridge@leeshaw.com www.leeshaw.com

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