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Hyde Mill Drive
Wollaston, Stourbridge

2 Hyde Mill Drive, Wollaston, Stourbridge DY8 4GB

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OPPORTUNITIES THIS GOOD ARE HARD TO FIND – SHOW HOME QUALITY THROUGHOUT – TURN THE KEY MOVE IN CONDITION AND WITH REAR GARDEN ROOM AND ONE OF THE LARGEST TARMAC DRIVEWAY PARKING AREAS OF ANY MODERN HOME WE HAVE SEEN – EARLY VIEWING ESSENTIAL TO FULLY APPRECIATE.

This modern 4 Bedroom Detached Family Home was originally built by Taylor Wimpey as part of the Doulton Brook development, enjoying an excellent position fronting onto High Street with shared Driveway approach from Hyde Mill Drive and is well placed for Wollaston Village with its excellent range of amenities/schools.

With gas central heating, UPVC double glazing and comprising: Through Reception Hall with tiled floor, Guest Cloakroom with white suite, Rear Lounge with bi-fold doors, separate Dining Room with mirrored wall, modern Kitchen with white gloss units, Landing with 2 Stores, 4 excellent Bedrooms (3 with wardrobes and Bedroom 1 having En-Suite Shower Room with white suite), modern House Bathroom with white suite, Garage and Rear Garden Room (with water, power and Air-conditioning). The property is further enhanced by a landscaped south east facing Rear Garden.

OVERALL, THIS IS A QUALITY PROPERTY THAT STANDS OUT FROM THE CROWD AND IS WELL WORTH INSPECTION AND ONE NOT TO BE MISSED.



On the Ground Floor, there is a Canopy Entrance with part double glazed composite front door opening to the through Reception Hall having floor mat to the entrance, tiled floor, stairs to 1st floor with spindle balustrade, Store and doors leading off.

There is a Guest Cloakroom having a white suite with basin having tiled splashback, WC, tiled floor and recessed ceiling light.

The Dining Room is to the front of the property with you UPVC double glazed window and there are mirrors to one wall and glazed doors to the Reception Hall.

The rear Lounge enjoys an aspect to the Garden and has UPVC double glazed bi-fold doors and recessed ceiling light to each corner of the room.

There is a modern Breakfast Kitchen having a range of white gloss wall/base cupboards, worktops, tiled splashbacks, sink and mixer, Rangemaster range cooker with Rangemaster cooker hood over, integrated AEG dishwasher, integrated washer, tall cupboard with integrated fridge freezer, vertical white radiator and UPVC double glazed doors to rear Garden.

On the first floor, there is a Landing having loft access, 2 stores and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has two front UPVC double glazed windows and a double/single built in wardrobe and recess with shelf over stair head and there is a door to the En-suite having a white suite with large shower cubicle having folding screen door, basin, WC, tiled walls and floor, recessed ceiling lights, extractor, obscure UPVC double glazed window and chrome ladder radiator.



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we sell **homes.**



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Bedroom 2 & 3 are double size rooms each with UPVC double glazed window, large built-in wardrobe having sliding doors and Bedroom 2 has a recess with shelf over stair head. Bedroom 4 is at the rear with UPVC double glazed window.

The House Bathroom has a white suite with bath, basin, WC, tiled floor, tiled walls, large wall mirror, wall cupboard, obscure UPVC double glazed window, recessed ceiling lights, extractor, and chrome ladder radiator.

There is an Integral Garage having up and over door and Ideal gas central heating boiler.

The rear Garden enjoys a south east aspect having been landscaped with a paved patio, paved and chipping area, small lawn, steps and adjacent border to the lower paved patio and gravel area. There is also a useful Garden Room having recessed ceiling lights, worktop with sink and cupboard/drawers below, side UPVC double glazed fixed window, UPVC double glazed doors to Garden, power points and air-conditioning unit. The rear Garden also has external lights and external power point.

Tenure: Freehold
Council Tax Band: E

Service Charge: We understand there is an Annual Service Charge payable for the Doulton Brook development £ TBC

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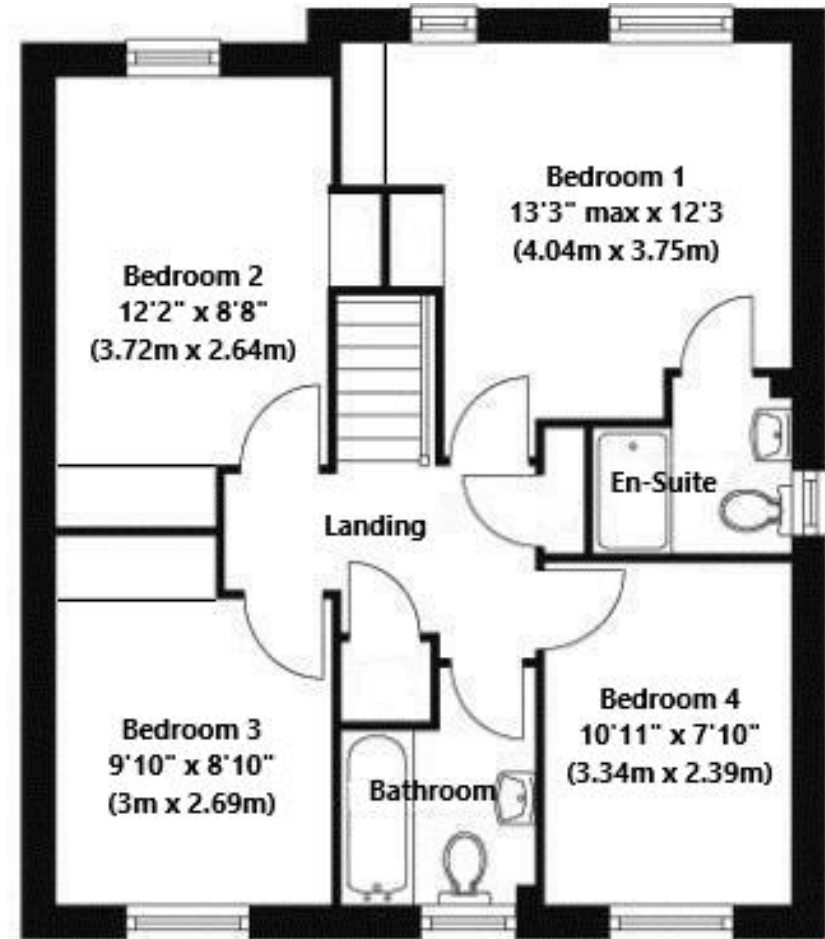
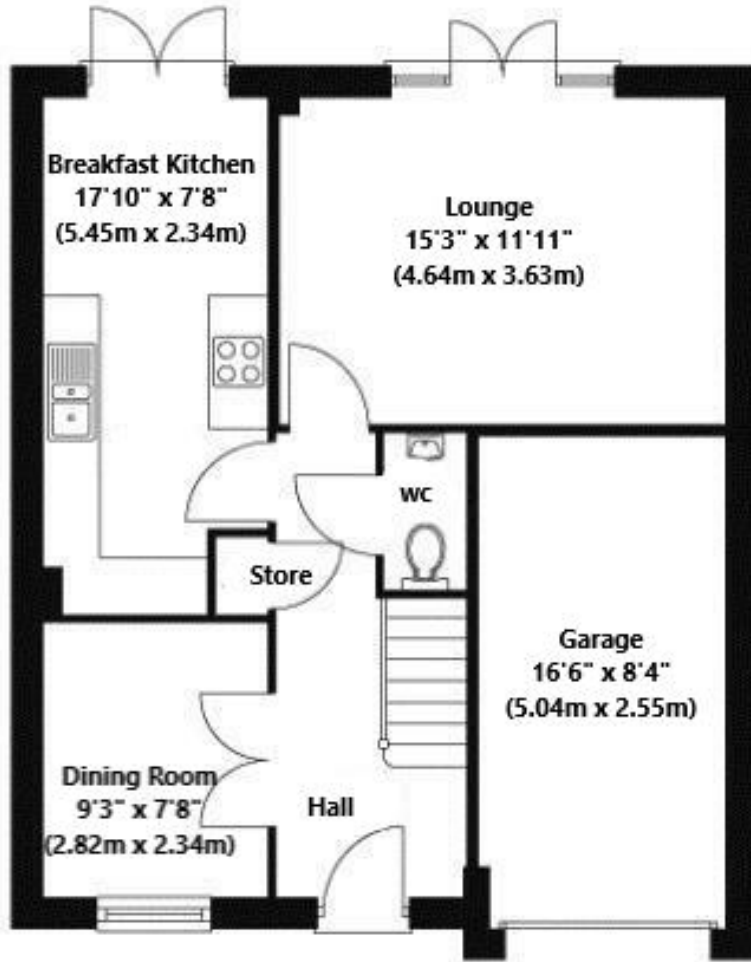
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FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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>



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