



**RICS**

the mark of  
property  
professionalism  
worldwide



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**Cobden Street**  
Wollaston, Stourbridge

## The Firs, 63 Cobden Street, Wollaston DY8 3RT

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

The Firs offers a fantastic opportunity to purchase a double fronted Detached Character Home, in a delightful setting and mature Gardens, located side on to Cobden Street, in the sought after Old Quarter of Wollaston and benefits from a Driveway, Garage and additional side area with gated access.

Highly individual, the property has great potential to personalise and further improve and to create a special, more unique Home in a convenient location, within walking distance of Wollaston Village with its excellent range of amenities.

With gas central heating and comprising: Entrance Hall, Dining Room, Lounge, Conservatory, Study, Breakfast Kitchen, Cellar, Rear Lobby, Utility & Toilet, Landing, 2 Double 1<sup>st</sup> Floor Bedrooms & Bathroom.

OVERALL, PROPERTIES LIKE THIS ARE A RARE FIND AND INSPECTION IS CONSIDERED ESSENTIAL TO FULLY APPRECIATE ITS TREMENDOUS POTENTIAL, SIZE, LAYOUT AND POSITION. AVAILABLE WITH NO ONWARD CHAIN.

On the ground floor, there is an Entrance Hall having timber front doors with single glazed overhead screen, Minton tiles to entrance area, side single glazed fixed timber window, laminate floor, stairs to 1st Floor and panel doors leading off to the Dining Room and Lounge.

The Dining Room has a front UPVC double glazed bay window having side shutter screens, built-in display cupboard with base cupboard and panel door to Kitchen.

The Lounge has a mantel fireplace with hearth and log burner style gas fire, laminate floor, UPVC double glazed bay window, door to Kitchen and archway to Conservatory, with wooden door.

The side Conservatory is UPVC double glazed having top opening windows, double doors to Garden and with corner log burner on raised hearth.

There is a Breakfast Kitchen having a range of Cherry wood style base cupboards, wall display cupboards, worktops, sink and mixer tap, range cooker, tiled splashback and recessed lights over, side UPVC double glazed window, rear UPVC double glazed window, 2 Velux double glazed roof windows, door to 2nd staircase leading to the Bathroom, tiled floor, door and steps access to Cellar, doorway to rear Lobby and door to Study.

The Study has a mantel fireplace, shelving, base cupboard and side timber double glazed window.

The rear Lobby has a quarry tiled floor, rear UPVC double glazed window, base cupboards, part single glazed timber stable door to rear and door to Utility. The Utility has a small Belfast sink, appliance space, rear single glazed timber window and tiled floor. The door gives access to the Toilet having a WC, corner basin and tiled splashback, quarry tiled floor and single glazed side window





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



We don't sell houses  
we sell **homes.**



**RICS**

the mark of  
property  
professionalism  
worldwide

On the 1st Floor, there is a Landing with obscure single glazed fixed window and panel doors to 2 Bedrooms and Bathroom.

Bedroom 1 and 2 are both double size rooms, each with UPVC double glazed window and Bedroom 2 having loft access and built-in cupboard over the stairs.

The Bathroom has a white suite with centre bath, WC, basin, shower cubicle with screen and entrance door and tiled surround, timber double glazed side window and Airing Cupboard with Worcester gas central heating boiler. There is a door to the back staircase leading down to the Kitchen.

Outside, there is a prefab Garage having up over door, rear single glazed window and side pedestrian door.

The Rear Garden has a blue brick yard area with side path and gate to Driveway, rear well stocked planting beds, shed to corner and the Garden area extends round to the Conservatory with pathway and gate to the front Garden.

The front Garden has a paved patio area to the Conservatory, good size lawn, shrub, tree and general planting, wrought iron side pedestrian gate to Cobden Street and pathway with border to the front entrance, raised lawn area and additional side area with gated entrance leading onto Cobden Street offering secure off road parking.

Tenure: Freehold  
Council Tax Band: D

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

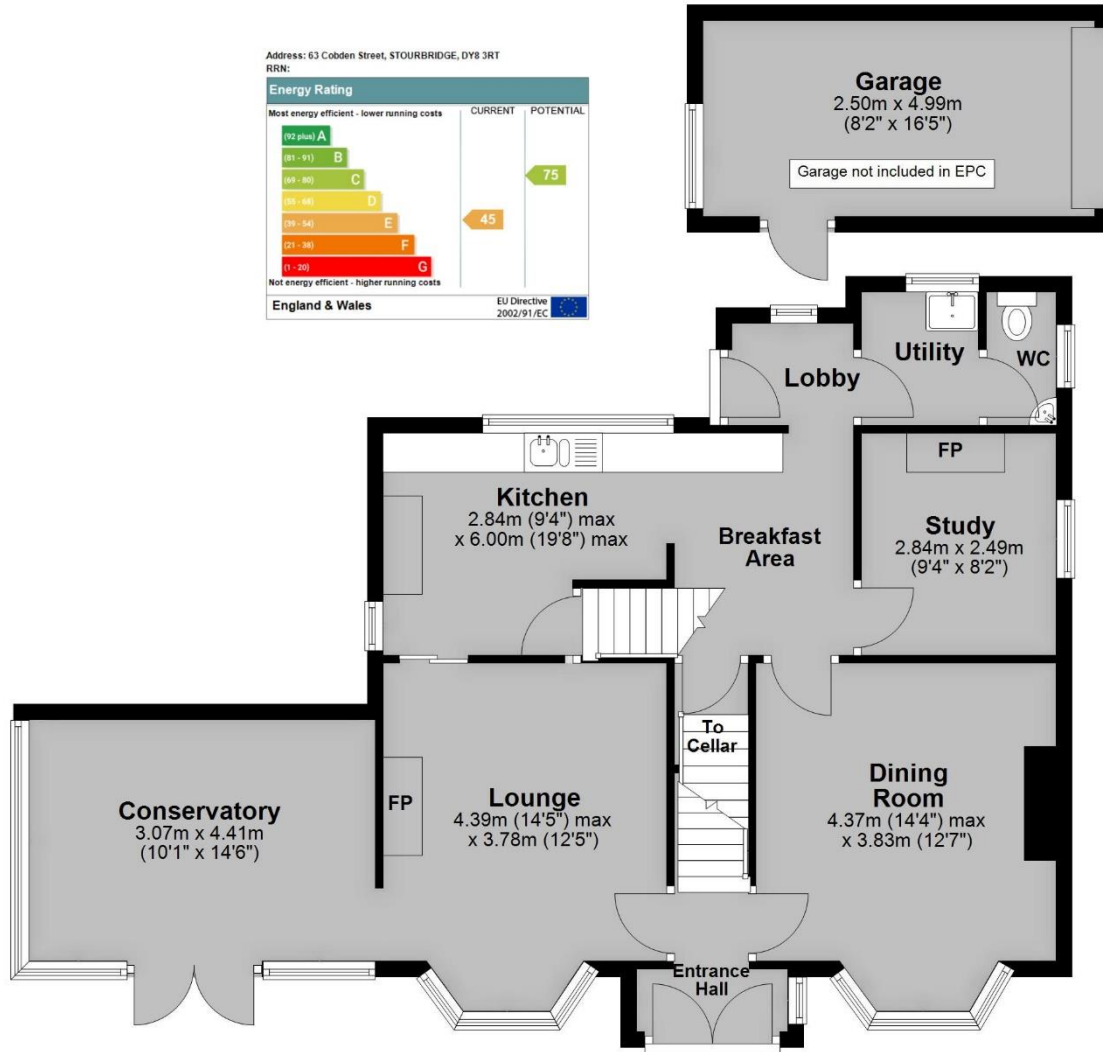
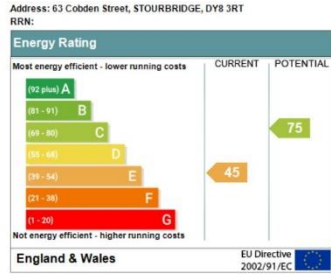




# FLOOR PLANS

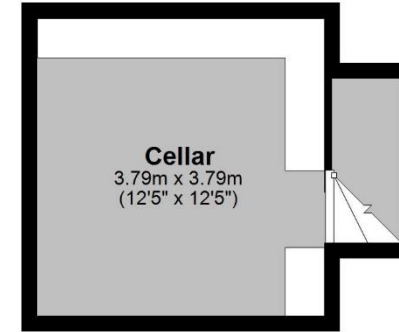
## Ground Floor

Approx. 94.7 sq. metres (1019.3 sq. feet)



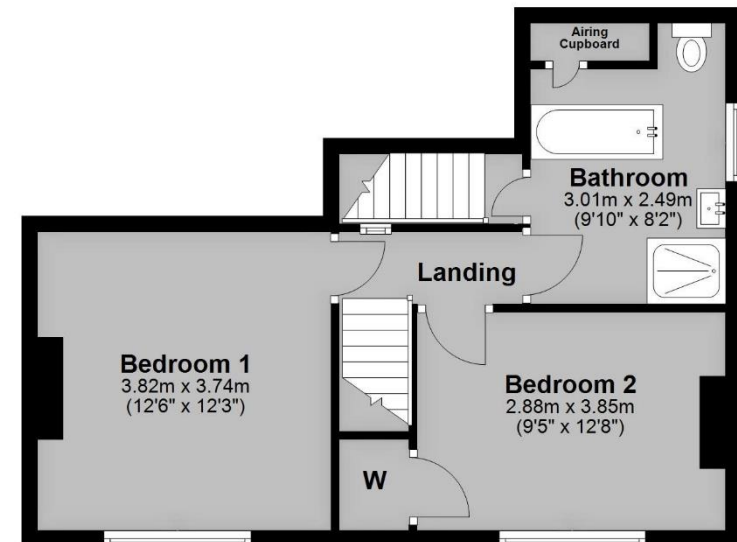
## Cellar

Approx. 16.4 sq. metres (176.2 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 153.8 sq. metres (1655.1 sq. feet)



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>

[www.leeshaw.com](http://www.leeshaw.com)  



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

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Stourbridge Sales: 01384 396066  
stourbridge@leeshaw.com www.leeshaw.com



We don't sell houses  
we sell **homes.**