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26 Fir Grove  
Wollaston

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26 Fir Grove, Wollaston, Stourbridge, DY8 3PG

This well sized and beautifully presented 3 Bed semi detached house is ideally located in a quiet spot on Firs Grove, Wollaston. This spacious property has been thoughtfully redecorated in recent years and benefits from Lounge, Kitchen/Diner, 3 good sized Bedrooms and House Bathroom. Situated in the sought after location of Wollaston, the property benefits from nearby amenities, schools and a fantastic selection of shops, restaurants and services that Stourbridge town centre has to offer. Fantastic road and public transport links make this property ideal for commuters, with Stourbridge, Halesowen, Merry Hill, Birmingham and Dudley all easily accessible. With gas central heating, UPVC double glazing throughout and available with no upward chain!

Accommodation is over two floor and briefly comprises; Porch, Reception Hallway, Cloakroom, Lounge, Kitchen/Diner, Landing, 3 Bedrooms, modern family Bathroom, single Garage and rear Garden.

OVERALL A QUALITY AND READY TO MOVE INTO FAMILY HOME LOCATED AT A POPULAR ADDRESS. INTERNAL INSPECTION ADVISED



Approached via a block paved driveway which provides off road parking for multiple vehicles and side pathway to front door. On entrance to the property the UPVC front door leads through into the Porch which has access into the Garage and a door leading into the inviting Reception Hallway. From the reception hallway you have access into a contemporary Cloakroom, stairs to first floor and doors to;

The good size Lounge is located at the front of the property. The Kitchen/Diner is located at the rear and boasts a range of shaker style wall and base units with worktops, inset sink and drainer, gas hob with extractor fan over, built in oven and grill, integrated fridge, dishwasher and having useful space for a dining table. There are French doors leading out to the rear Garden.

The first floor Landing has two useful storage cupboard, loft hatch access, doors to;

There are three generous Bedrooms, of which Bedroom one features a panelled wall and Bedroom Three has a built-in cupboard. The family Bathroom is fitted with a white suite comprising, WC, wash hand basin with storage below, P shaped bath with waterfall shower head over, wall mounted storage and spotlights.

Externally, the rear Garden has a blocked paved patio with feature fencing and outside storage cupboard. There are shallow steps leading to lawn and patio area. There is a single integrated Garage with front opening door, electric lighting and power points.

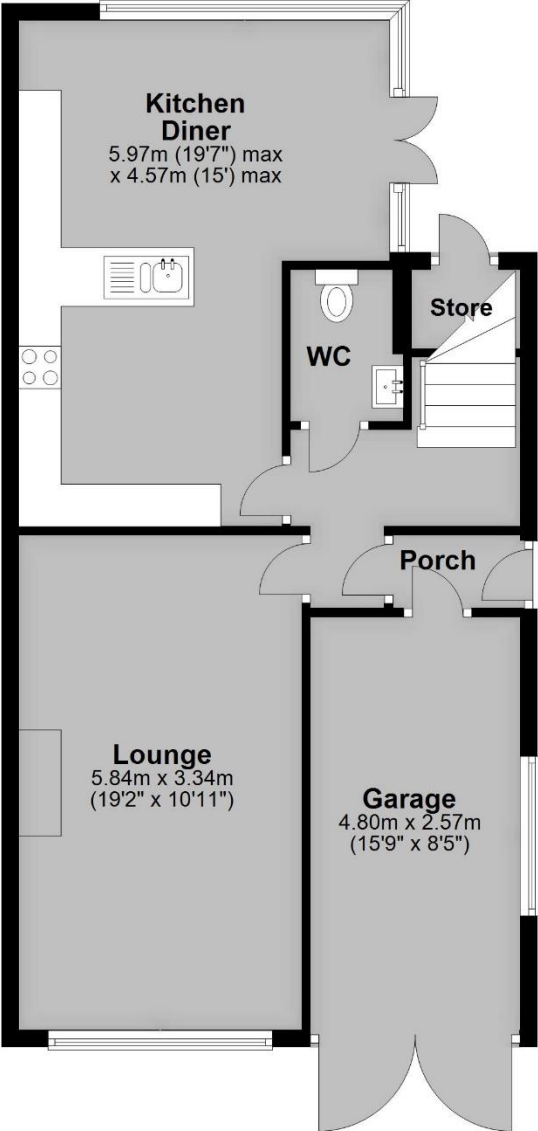
The Vendor of the property is related to an Employee of The Lee, Shaw partnership.



# FLOOR PLANS

## Ground Floor

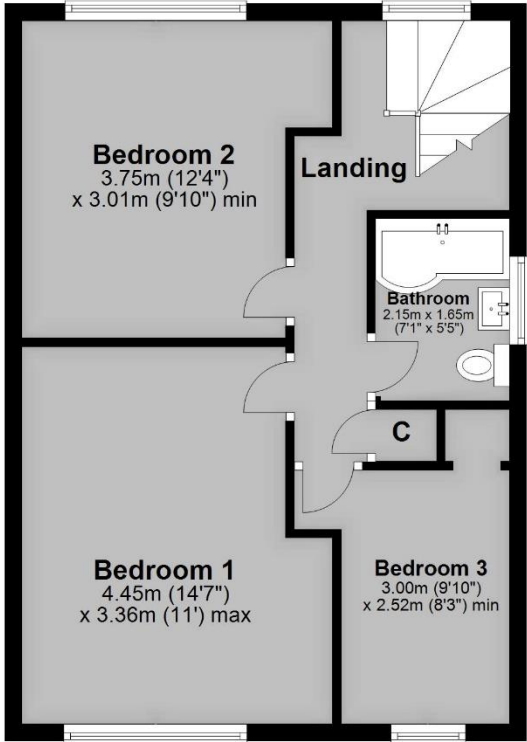
Approx. 66.1 sq. metres (711.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## First Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 114.4 sq. metres (1231.9 sq. feet)



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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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