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Wood Street
Wollaston, Stourbridge

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Camden Villa, 8 Wood Street, Wollaston DY8 4NW

Camden Villa is a distinctive double fronted Period style Detached property full of charm and character representing a fantastic opportunity for those looking for a large Family Home, which has been extended and stands well in delightful mature Grounds having a long Driveway providing excellent off road parking leading to a good size Garage with Store Room over.

Wood Street is a sought after road with its great mix of property styles making for a delightful and more individual setting with great convenience being within walking distance of Wollaston Village with its excellent range of amenities.

The property retains some period features including sash windows, Verandah Entrance, Minton and quarry tiled floor, feature balustrade to stairs, picture rails, ceiling cornices and bay window to both front Reception Rooms.

With gas central heating and briefly accommodation comprising: Reception Hall, Guest Cloakroom, Lounge, Sitting Room, Dining Room, Cellar, Breakfast Kitchen, Utility Room, Conservatory, Landing, 3 Bedrooms, Inner Lobby, Bedroom 4, Bathroom and separate Shower Room.

OVERALL, A RARE CHANCE FOR A PERIOD STYLE DETACHED IN A GREAT LOCATION OFFERING SPACE FOR A GROWING FAMILY AND A PROPERTY WELL WORTH INSPECTION TO FULLY APPRECIATE.

On the Ground Floor there is a Verandah Entrance with glass roof, timbered pillar rail, wrought iron supports and leaded timber front door opening to the Reception Hall having Minton tiled floor, stairs to 1st Floor with side panelling, feature spindle balustrade, ceiling cornice and panel doors leading off.

There is a Guest Cloakroom with built-in cupboards, wc, basin, extractor, shaver point and tiled floor.

The Lounge is located to the front with bay window, mantel fireplace with hearth, cast inset and open fire, picture rail, ceiling cornice and with doors leading to the Sitting Room, also with front bay window, mantel fireplace with hearth and inset gas fire, picture rail and ceiling cornice.

The Dining Room has dual aspect with side window and glazed door to the rear Garden, quarry tiled floor, internal window, picture rail, panel door to Kitchen and Cellar. The Cellar has steps access and is vaulted with strip light and Ideal Mexico floor standing boiler.

There is a large Breakfast Kitchen having ample table space, Lobby Area with door to rear Garden, tiled floor, door to Utility and with a range of cream shaker base cupboards, worktop, 2 double display cupboards and opening to the main Kitchen Area with tiled floor, further range of cream shaker style base cupboards, worktops, tiled splash backs, double wall display cupboard and end cupboard, 2 bowl sink with drainer and mixer tap, 2 side windows, Rangemaster cream/black range cooker, further table space, Miele dishwasher, Miele washer and Husqvarna fridge and freezer. Doors open to the rear Conservatory being timber double glazed with opening windows, double doors to garden, tiled floor and glass roof.





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The Utility Room has a sink and mixer tap, worktop, tiled splash back, double base cupboard, double and single wall cupboard, tiled floor, plumbing facility, cupboard with gas meter and door to front.

On the 1st Floor there is a Landing with feature balustrade to stairs, ceiling cornice, loft access, side coloured leaded single glazed window and panel doors leading off.

There are 3 main Double Bedrooms and a 4th single Bedroom. Bedroom 1 is located to the rear with 2 double built-in wardrobes having end shelving, picture rail and window on both sides. Bedroom 2 & 3 are located to the front, both with picture rail and window to front.

An Inner Lobby leads off the Landing with Velux roof window and doors leading off to Bedroom 4 with rear window, Bathroom with white bath, basin, part panelled walls, rear window, white ladder radiator, loft access and Airing Cupboard with Cyclone hot water storage tank. There is also a separate Shower Room with white suite including shower cubicle with screen and sliding door, basin, wc, part tiled walls and front window.

Outside there is a good size Garage having up and over door, side window and timber ladder steps to Store Room over with Velux roof window and front window.

The Rear Garden has a raised patio area with steps leading off, shaped lawn with well stocked borders, side Kitchen garden, rear gravelled area with fruit garden, mature trees, shrubs and palm tree. There is a long side tarmac driveway providing off road parking leading down to the Garage. At the front there is a screen hedge and gravelled area with border.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E

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Approximate Gross Internal Floor Area:

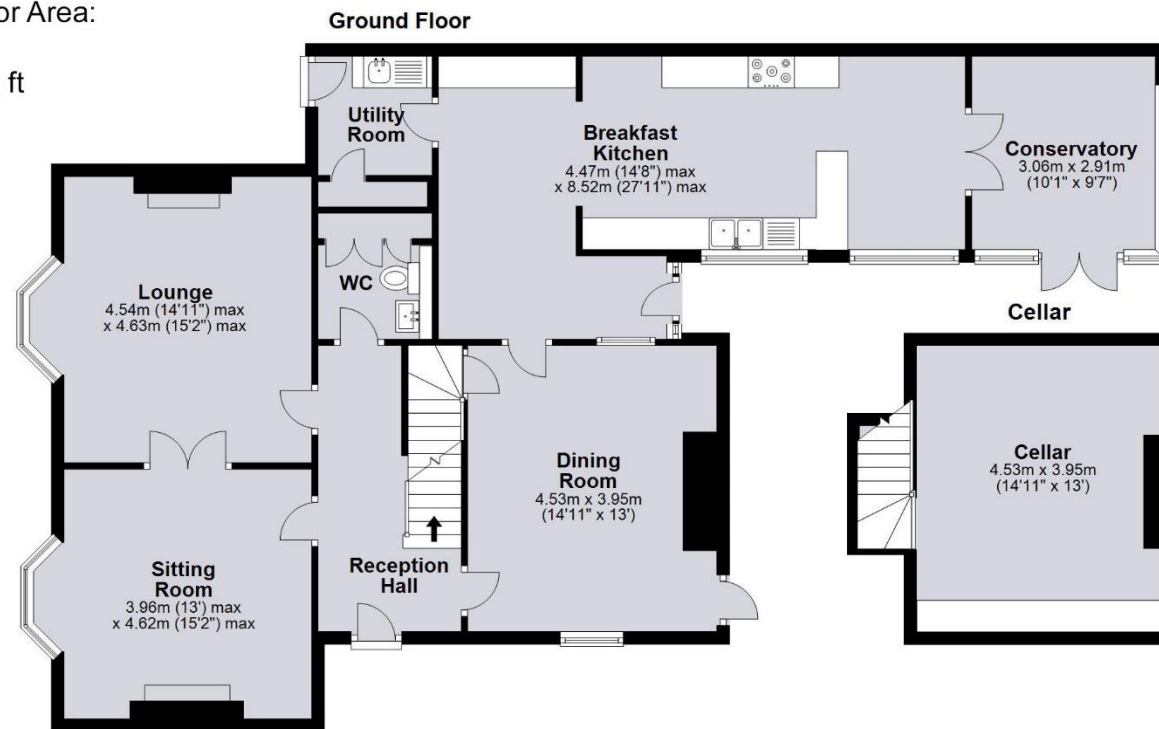
Cellar: 19sq m, 204sq ft

Ground Floor: 112sq m, 1205sq ft

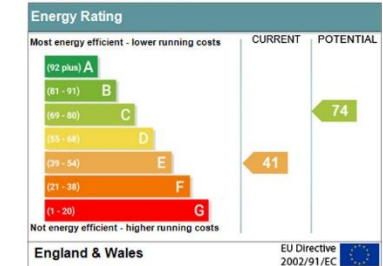
First Floor: 82sq m, 882sq ft

Garage: 22sq m, 237sq ft

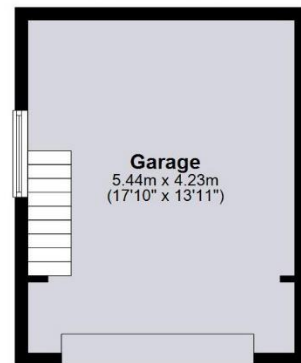
Store Room: 17sq m, 183sq ft



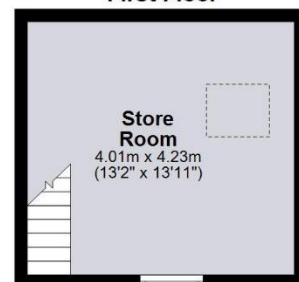
Address: 8 Wood Street, Wollaston, STOURBRIDGE, DY8 4NW
RRN: 9003-3026-5205-8417-6200



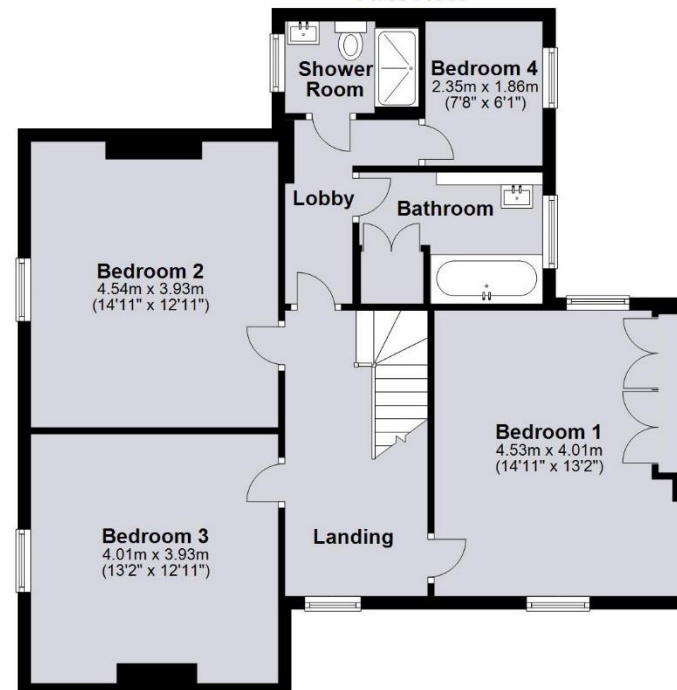
Ground Floor



First Floor



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>

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