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32 Apley Road
Wollaston, Stourbridge

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32 Apley Road, Wollaston, Stourbridge, DY8 4PA

This 3 bedroom, bay fronted traditional style Semi-detached enjoys a convenient and popular cul-de-sac location being well placed for amenities in Wollaston.

The property benefits from a good size mature Rear Garden and provides accommodation over 2 Floors with gas central heating and UPVC double glazed windows.

Briefly comprising: Reception Hall, Store (below stairs), Lounge with mantel fireplace, Dining Kitchen with mantel fireplace, rear patio door and Cherry wood style units including oven & hob, Landing, 3 Bedrooms and modern white Bathroom.

OVERALL, A TRADITIONAL FAMILY SEMI OFFERING FURTHER POTENTIAL IN A CONVENIENT LOCATION – VIEWING IS RECOMMENDED.



On the Ground Floor there is a Reception Hall having stairs leading off to 1st Floor, Store (housing the gas central heating boiler) and doors leading off.

The Lounge lies to the front of the property and this has a bay window and pine mantel fireplace with hearth, cast inset and open fire.

There is a modern Dining Kitchen to the rear having ample table space, mantel fireplace, rear patio door to the garden and a range of Cherry wood style wall/base cupboards with worktops, Zanussi built-in oven, Baumatic gas hob with cooker hood over, sink with mixer tap, appliance space and side window.

On the 1st Floor there is a Landing with side window, 3 Bedrooms (Bedroom 1 with bay window) and a modern Bathroom having a white suite including bath with shower over and side screen, basin, wc, rear window and loft access.

The Rear Garden is a good size with large paved patio, lawn and there is side access with gate to front.

Additional Note: The Vendor advises that the property was previously underpinned.



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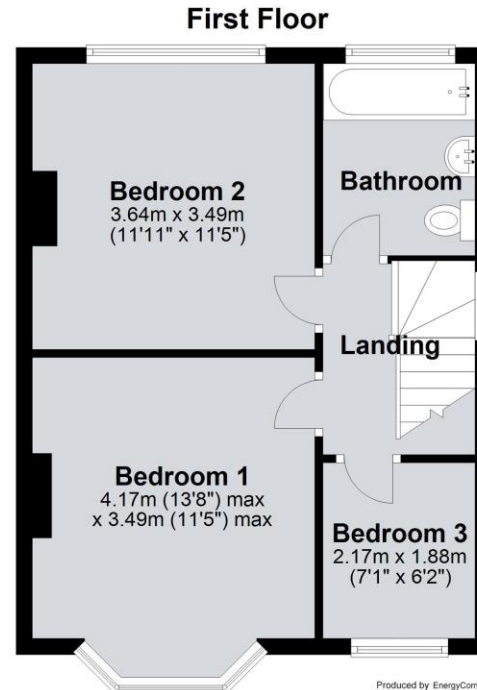
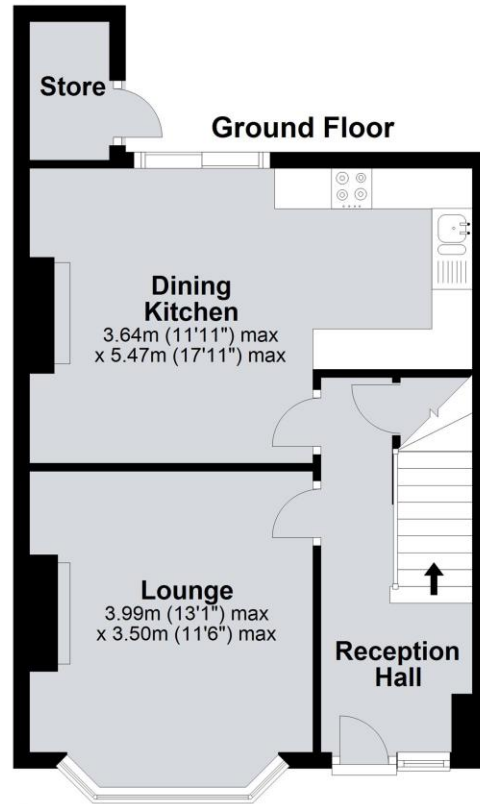
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FLOOR PLANS

Approximate Gross Internal Floor Area:
 Ground Floor: 39sq m, 420sq ft
 First Floor: 39sq m, 420sq ft



Address: 12 Ayley Road, STOURBRIDGE, West Midlands, DY8 4PA
 Ref: 121142014201422-2012

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
A	A	41	78
B	B	48	42
C	C		
D	D		
E	E		
F	F		
G	G		

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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