



**12a Eggington Road**

Wollaston DY8 4QJ

**Andrew Grant**



# 12a Eggington Road

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 **3 Bedrooms**    **2 Receptions**    **1 Bathroom**

**Freehold / 992 sq. ft.**

## KEY FEATURES:

- Beautifully presented family home
- Desirable location
- Kitchen with integral appliances
- Extended lounge
- Modern cloakroom
- Master with built-in wardrobes
- Spacious house bathroom
- Landscaped rear garden with patio
- Plentiful driveway parking
- Versatile garage

A well-presented family home located in the sought-after village of Wollaston.

This beautifully presented modern home boasts a variety of features, including a welcoming entrance hallway with underfloor heating, a spacious dual-aspect reception room, a dining room, and a kitchen also benefiting from underfloor heating, along with a cloakroom on the ground floor. Upstairs, you will find a light-filled landing leading to three generously sized bedrooms and a spacious family bathroom. Outside, there is ample driveway parking and a garage. A family-friendly landscaped garden at the rear completes the external space.

## Situation

Wollaston offers a blend of convenient shopping amenities, excellent local schools and serene parkland. Nestled amidst breathtaking countryside, the area is a haven for nature enthusiasts and walkers, all while being conveniently close to Stourbridge.

Situated just 12 miles west of Birmingham, Stourbridge town centre has experienced significant regeneration in recent years, creating a vibrant atmosphere and providing excellent shopping options. The community thrives with the presence of two railway stations, making commuting a breeze. A quick 30-minute train ride connects Stourbridge to Birmingham, while a 2.5-hour journey can take you to London, making this area an ideal choice for commuters.



## Description

Approached via a driveway, the property offers off-road parking for multiple vehicles leading to the garage. A striking circular block paved area at the centre, surrounded by complementary borders, enhances the frontage. A side gate provides access to the rear of the property, while a brick wall adorned with mature foliage ensures privacy at the forefront.

Upon entering through the part obscure-glazed front entrance door, you are greeted by a hallway illuminated by dual aspect windows on either side. Tiled flooring, complete with underfloor heating, exudes warmth to this welcoming entrance. A split-level staircase ascends to the first floor, accompanied by an under stairs storage cupboard. Doors radiate to the ground floor accommodation.

To the left of the hallway lies a modern cloakroom featuring a white suite comprising a low-level WC, washbasin with mixer tap and a vanity unit beneath. The tiled floor seamlessly continues here, with complementary tiling to the splashbacks. An obscure-glazed window at the front ensures privacy.

To the right of the hallway sits a contemporary kitchen boasting high gloss cream wall, base and drawer units. The sleek design is complemented by integral appliances, including a double oven, four-ring electric hob and dishwasher. Ample space is provided for an American-style freezer and a washing machine. Additional features include a breakfast bar, wine rack and under cupboard lighting. A one and a half bowl sink unit with mixer tap enhances functionality. The tiled flooring, equipped with underfloor heating ensures comfort. Dual aspect windows frame views of both the front and side elevations, while a part obscure-glazed door grants access to the side of the property.



### Lounge

Located at the rear of the property, the extended lounge capitalises on the picturesque garden views. A focal point is the living flame coal effect inset gas fire, framed by a feature fire surround. A window to the side and sliding patio doors to the rear garden infuse the space with natural light. An archway seamlessly transitions into the dining room, offering versatility.

### Dining Room

This wonderful dining room with dual aspect windows, one to the rear and one to the side, completes the inviting ambiance.







### First Floor

From the hallway, the split-level staircase gracefully ascends to the landing, accompanied by an obscure-glazed window to the side elevation. Access to the loft is provided and doors lead to the bedrooms and bathroom.

### Bedrooms One and Two

Nestled at the rear of the property, the master bedroom boasts a range of built-in matching wardrobes, overhead cupboards, bedside units and drawer units. A window allows natural light to fill the space.

The second bedroom, also situated at the rear of the property, features a window.





### **Bedroom Three and House Bathroom**

Bedroom three located at the forefront of the property offers a window, welcoming ample sunlight.

The generously sized house bathroom has a white suite, including an enclosed WC, an enclosed washbasin set atop a vanity unit and a bathtub. Completing the ensemble is a separate shower cubicle, ensuring convenience and luxury. Complementary tiling adorns the flooring and partial walls. An obscure-glazed window to the front elevation ensures privacy while infusing the space with natural light.

### **Gardens and Grounds**

The rear garden stands out as a prominent feature of the property, offering a generous and well-designed space for outdoor enjoyment. This sizeable plot encompasses a paved area, perfect for alfresco dining and entertaining, while beyond lies a flat lawn bordered by a pathway leading to a further paved area at the rear, complete with a timber-framed garden shed. The garden has been thoughtfully landscaped, featuring an array of colourful plants, trees and foliage, creating a picturesque setting. Fully enclosed by panel fencing and hedgerows, the garden ensures privacy and security. Courtesy lighting and an outside electric point enhance functionality and ambiance.

The garage presents a versatile space that can accommodate vehicles or serve additional purposes, subject to building regulations. Featuring a tiled floor and a radiator, it offers comfort and practicality. Housing the wall-mounted boiler and a door at the rear granting access to a covered lean-to, ideal for storing gardening equipment, utilities and other belongings. Wall-mounted units further optimise storage space, while another door provides direct access to the garden.

### **Services**

To be confirmed. Council tax band - D.





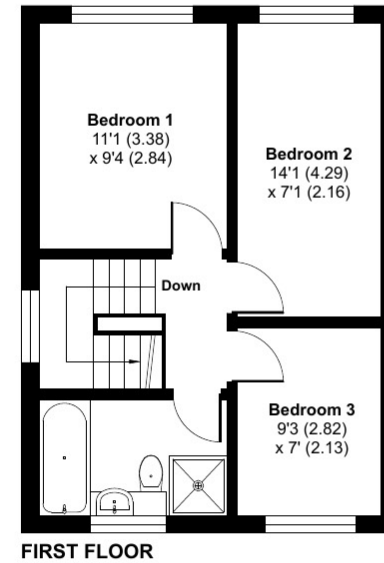
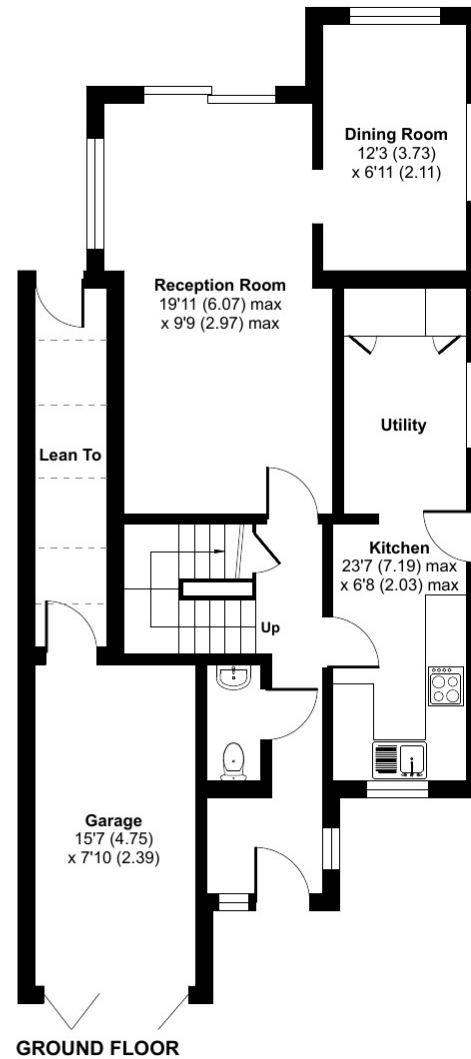
# Eggington Road, Stourbridge, DY8

Approximate Area = 992 sq ft / 92.1 sq m (excludes lean to)

Garage = 123 sq ft / 11.4 sq m

Total = 1115 sq ft / 103.5 sq m

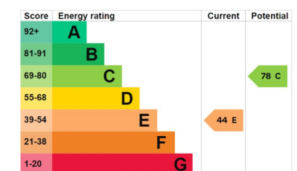
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1082469



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