



5a Eggington Road

Wollaston, DY8 4QJ

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **2 Bathrooms**

Freehold / 1,072 sq. ft.

KEY FEATURES:

- Three-storey detached family home
- Desirable location
- Three double bedrooms
- Low-maintenance rear garden
- Unique air raid shelter
- Ample parking
- Guest WC

A charming three-storey family home situated in the highly desirable village of Wollaston.

This superb property offers spacious and versatile accommodation across three floors. The welcoming entrance hallway leads to a fully equipped kitchen with modern shaker-style cabinets and integrated appliances. The ground floor also features a convenient cloakroom and a generous living room with double doors opening into a bright conservatory, which provides direct access to the beautifully landscaped rear garden.

On the first floor, you will find two double bedrooms, both with sliding mirrored wardrobes and a well-appointed family bathroom. The second floor is dedicated to the master bedroom, showcasing characterful sloping ceilings, Velux windows, and an en-suite shower room.

Externally, the property benefits from ample gravelled parking to the front and a fully enclosed garden to the rear, complete with two timber-framed sheds and an air raid shelter, offering a blend of practicality and history.

This exceptional family home combines modern living with traditional charm, making it an ideal choice for those seeking a comfortable and stylish residence in Wollaston.



Description

The property is accessed via a gravelled area that provides ample parking and features a gravel pathway leading to a gate, which offers access to the rear garden.

Upon entering through the front door, you are welcomed into a hallway with a staircase to the first floor and a tiled floor that enhances the space. To the right, there is a handy storage cupboard for coats and shoes.

The ground-floor cloakroom is equipped with a low-level WC, a washbasin with a mixer tap, tiled splashbacks and flooring and a window facing the front elevation.

To the left of the hallway, the kitchen boasts shaker-style wall, base and drawer units, roll-edge work surfaces and integrated appliances including an electric double oven, a gas hob, a fridge, freezer, washer-dryer and slimline dishwasher. Additional features include a stainless-steel sink unit with a drainer and mixer tap, complementary tiling to the splashback and flooring and a window overlooking the front elevation.

Situated at the rear of the property, the living room features an under-stairs storage cupboard, a window to the rear and double doors opening to the conservatory.

The conservatory offers a bright and inviting space perfect for relaxation or entertaining. It features power outlets and a stylish tiled floor, and it seamlessly extends the living area with direct access to the rear garden.



First Floor

The staircase ascends to the first-floor accommodation, which comprises two generously sized double bedrooms. Each bedroom is furnished with fitted sliding mirrored wardrobes and windows that offer pleasant views.

The bathroom is well-appointed with a pristine white suite, including a low-level WC, an enclosed washbasin with a mixer tap and a bath with a shower attachment. It is fully tiled on all four walls, ensuring a sleek and easy-to-maintain finish. Additional features include a storage cupboard housing the boiler, a wall-mounted heated towel rail and an obscure-glazed window for privacy.







Second Floor

A further staircase leads up to the second-floor, well-lit by an obscure-glazed window to the side elevation.

The master bedroom features sloping ceilings, two Velux windows with blinds, ample storage in the eaves, access to the loft and wardrobes with mirrored sliding doors.

This floor also hosts a shower room that includes a white suite with a low-level WC, a pedestal washbasin with a mixer tap, a shower and an extractor fan. Additional features include storage in the eaves, wall light points, sloping ceilings and Velux windows with blinds.

Garden

The garden is laid with pebbles and stones and includes a few steps leading to a further low-maintenance area that is fully enclosed, offering privacy and access to the frontage via gates. Two timber-framed sheds and an air raid shelter enhance the garden's functionality and appeal.

Services

To be confirmed.

Council tax band - D.

Location

Wollaston provides a harmonious mix of practical shopping amenities, top-notch local schools and tranquil parkland. Surrounded by countryside, the area is a paradise for nature lovers and hiking enthusiasts, offering the beauty of rural life just a stone's throw from Stourbridge.

Located just 12 miles west of Birmingham, the town centre of Stourbridge has undergone significant regeneration, fostering a lively atmosphere and enhanced shopping facilities. The town is well-connected, boasting two railway stations that simplify commuting. A swift 30-minute train ride links Stourbridge with Birmingham and a 2.5-hour trip connects residents to London, positioning Stourbridge as an attractive location for commuters.



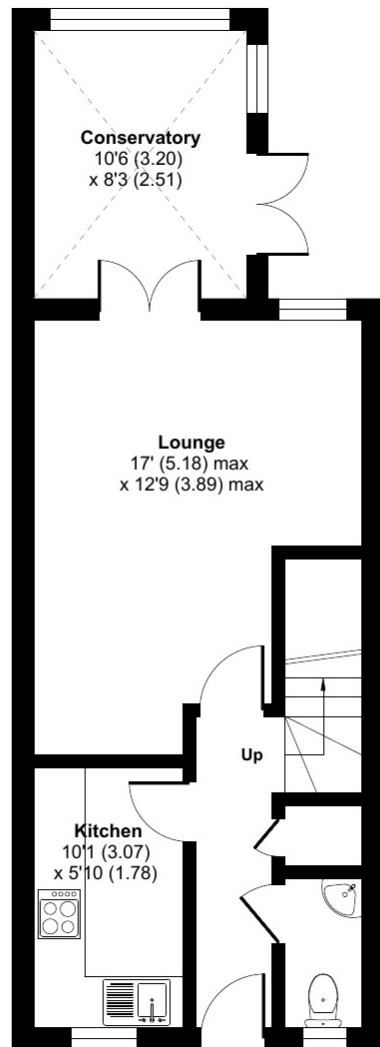




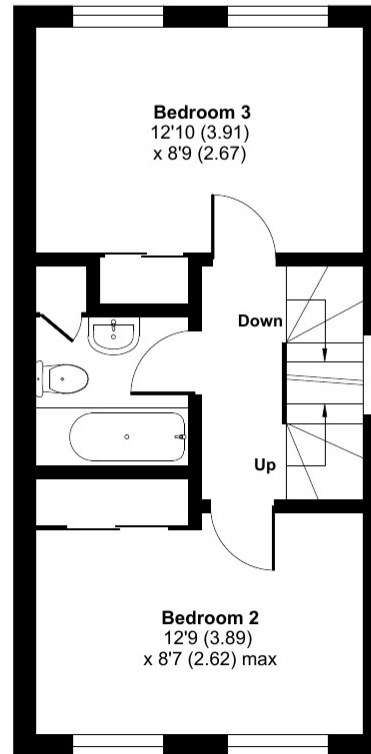


Eggington Road, Stourbridge, DY8

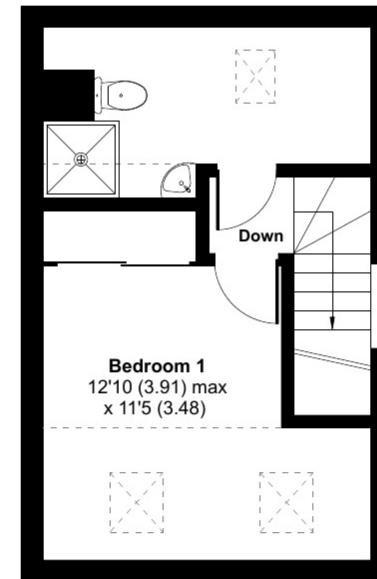
Approximate Area = 938 sq ft / 87.1 sq m
 Limited Use Area(s) = 134 sq ft / 12.4 sq m
 Total = 1072 sq ft / 99.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

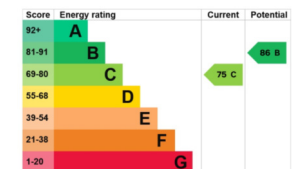
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1139241



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