



1 Aurora Gardens

Wollaston DY8 4DZ

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

This charming three-bedroom family home, situated in the village of Wollaston and just a short drive away from Stourbridge offers a fantastic opportunity to create your dream home. With its spacious and open plan layout and lawned garden with a patio, this property is an ideal family home.

Key features

- Spacious three-bedroom home with bedroom one benefitting from its own luxurious en suite.
- Light and spacious kitchen and dining room creating an ideal space to entertain guests.
- Generously sized living room which seamlessly connects to the garden room.
- A lawned garden with a patio area, ideal for alfresco dining.
- The property also includes a versatile and spacious outbuilding (formally the garage).
- Prime village location with local amenities, pubs and countryside appeal.

1066 sq ft (99 sq m)





The hallway

Entering through the front door you are met by a welcoming hallway. Featuring a tiled floor and providing access to the downstairs living areas, it also provides access to the bedrooms via a staircase and the cloakroom WC.



The kitchen & dining room

To the left of the hallway is this spacious kitchen and dining room. Equipped with a built-in oven, an induction hob with extractor fan, a dishwasher, complimentary countertops, a sink overlooking the garden and cabinets with down lighters. This sleek space also provides ample room for a dining room table creating the perfect area for entertaining and enjoying family meals.





The living room

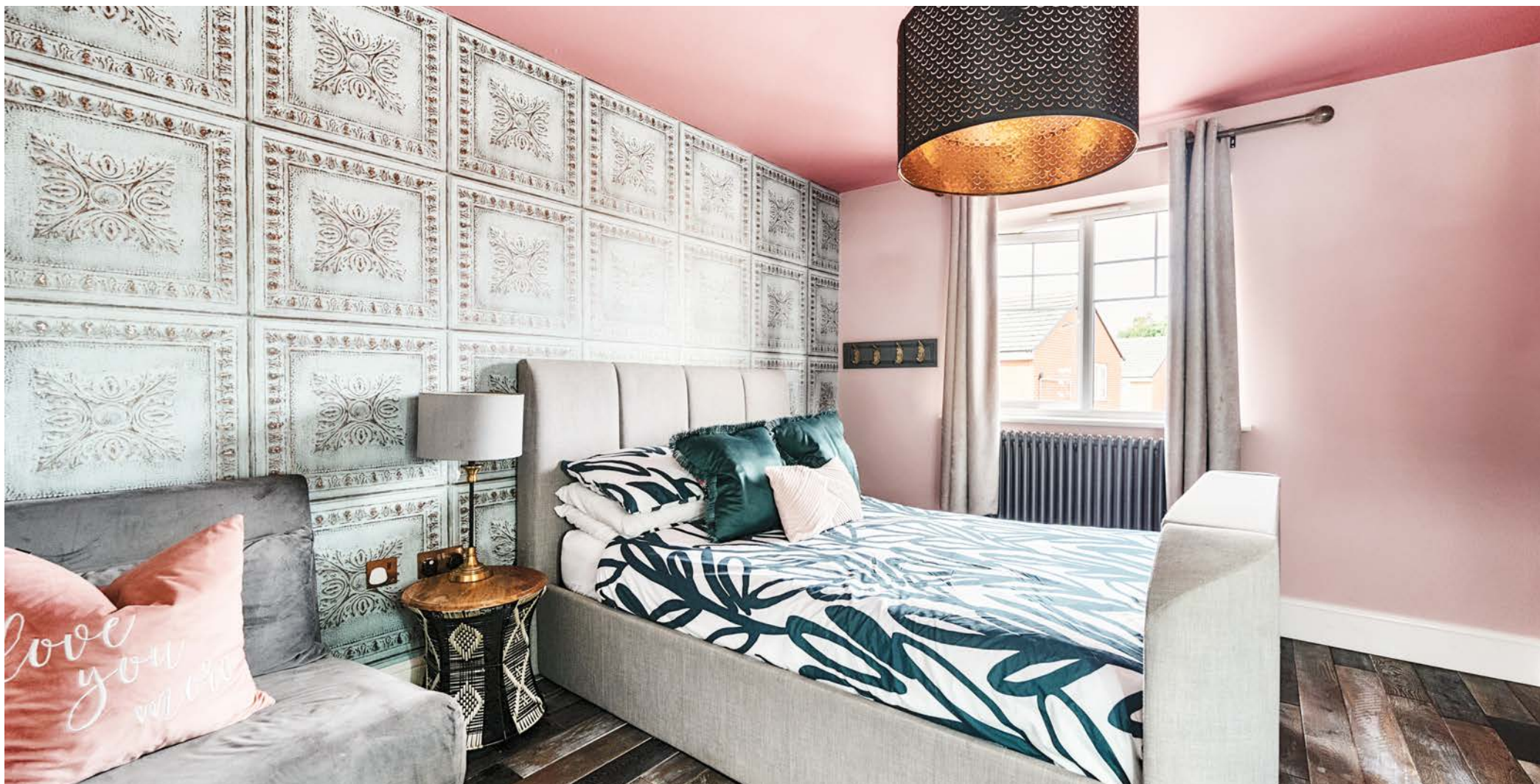
The living room is a neutrally designed space benefitting from a remote controlled electric fire and window which floods the room with natural light. This generously sized room also provides seamless access to the garden room, enhancing the sense of space within the property.





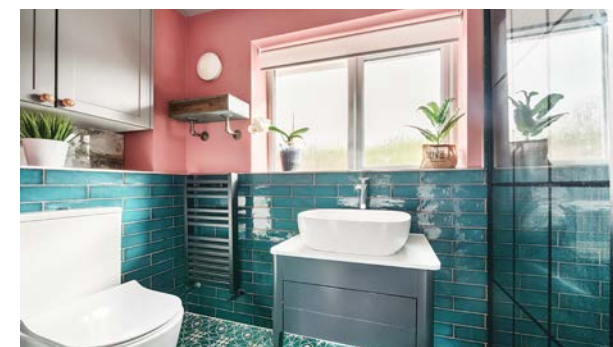
The garden room

The garden room is a focal point to this home, with floor to ceiling windows and bi-fold doors providing an abundance of natural light to the space. With herringbone flooring, vaulted ceilings and ample storage space housing the utilities, this room also provides seamless access to the patio and outside seating area creating a versatile space to enjoy year round.



Bedroom one & en suite

Bedroom one is a generously sized and well-appointed double bedroom with a window overlooking the front of the property. The primary bedroom also includes a convenient en suite equipped with a walk-in shower, a WC and a washbasin ensuring functionality, style and complete privacy.





Bedroom two

Bedroom two is a well-sized bedroom featuring bespoke built-in wardrobes along the wall and a window providing the room with plenty of natural light.



Bedroom three

Completing the accommodation is bedroom three, another well-proportioned bedroom. The room offers lovely views of the rear garden making it a wonderful children's bedroom.



The bathroom

Positioned between bedroom's one and two is the sophisticated and well-appointed family bathroom. Equipped with a bath with shower head, a WC and a washbasin.



The garden

To the rear of the property is a lawned garden, offering a wonderful space to entertain and for children to play. The garden includes space for a trampoline and Wendy house, as well as a spacious patio area under a pergola, ideal for summer entertaining and alfresco dining. Enclosed by fencing, this private garden also provides additional access to the outbuilding.



Location

Wollaston offers a perfect blend of convenience and charm, with a variety of practical shopping amenities, highly regarded local schools, and easily accessible parkland. Nestled amidst picturesque countryside, it's an ideal spot for outdoor enthusiasts and walkers, providing the tranquillity of rural living just minutes from Stourbridge.

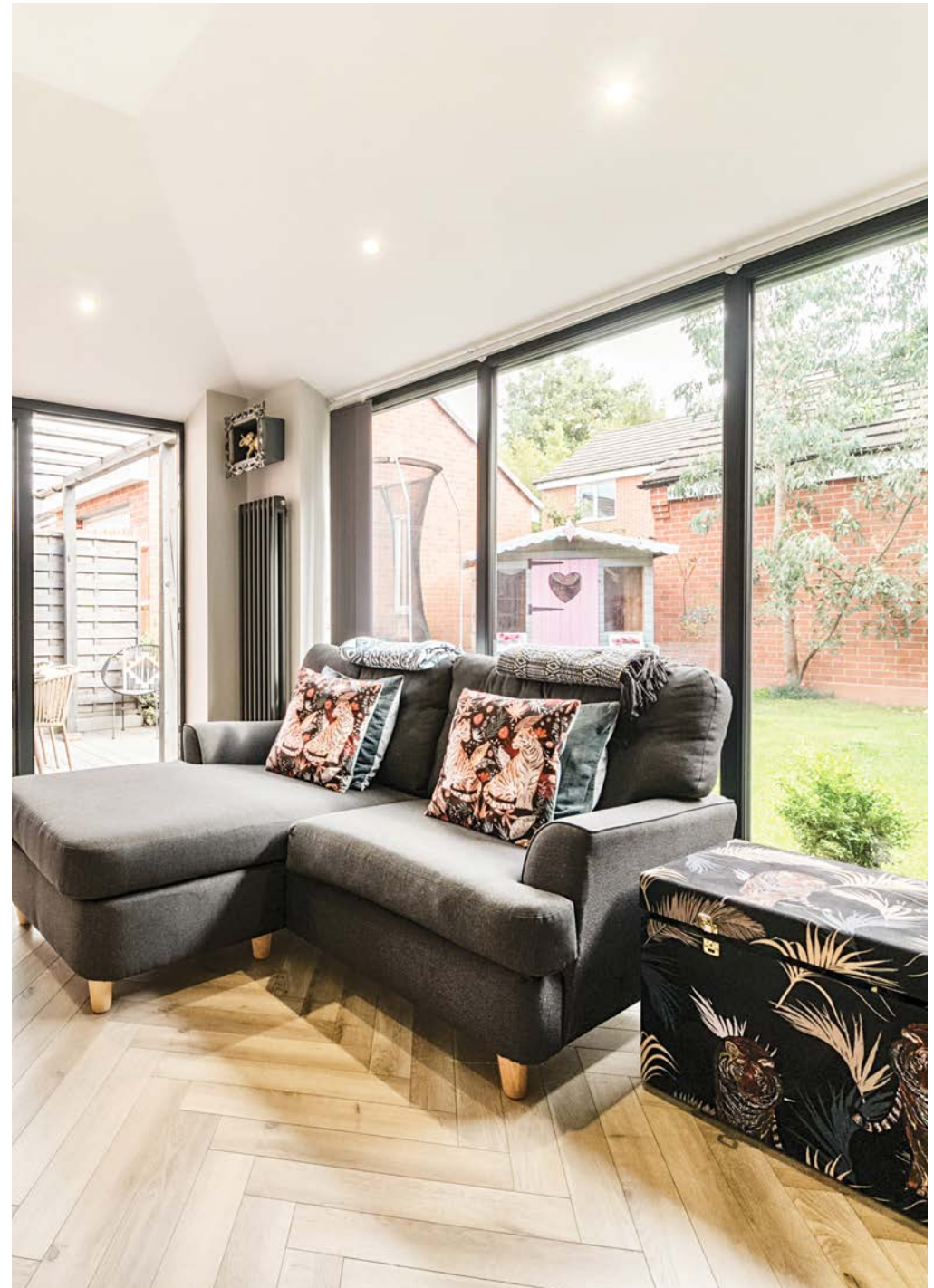
Located only 12 miles west of Birmingham, Stourbridge's town centre has experienced significant regeneration, creating a vibrant atmosphere and enhancing its shopping facilities. The area is well-connected, featuring two railway stations that make commuting to Birmingham, London, and beyond straightforward and convenient.

Wollaston combines excellent amenities with seamless transport links, all while being surrounded by the beauty of the countryside, making it an appealing destination for families and individuals alike.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax - Band D



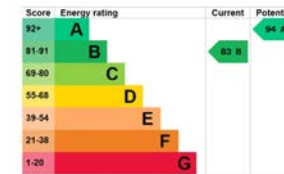
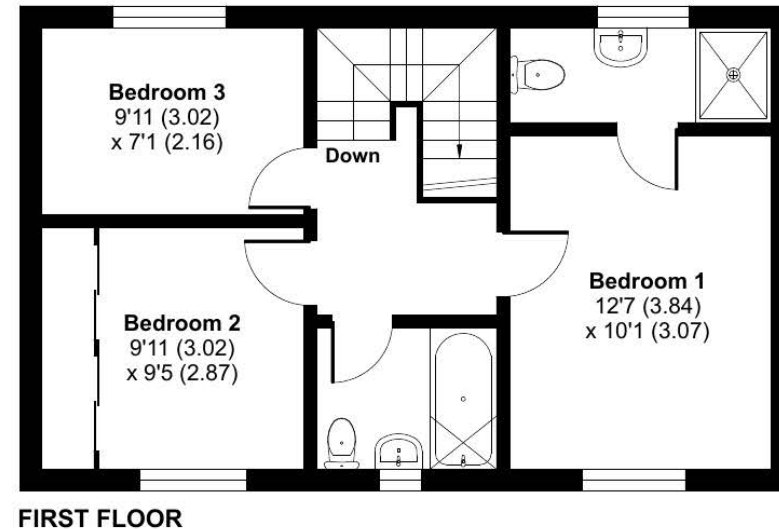
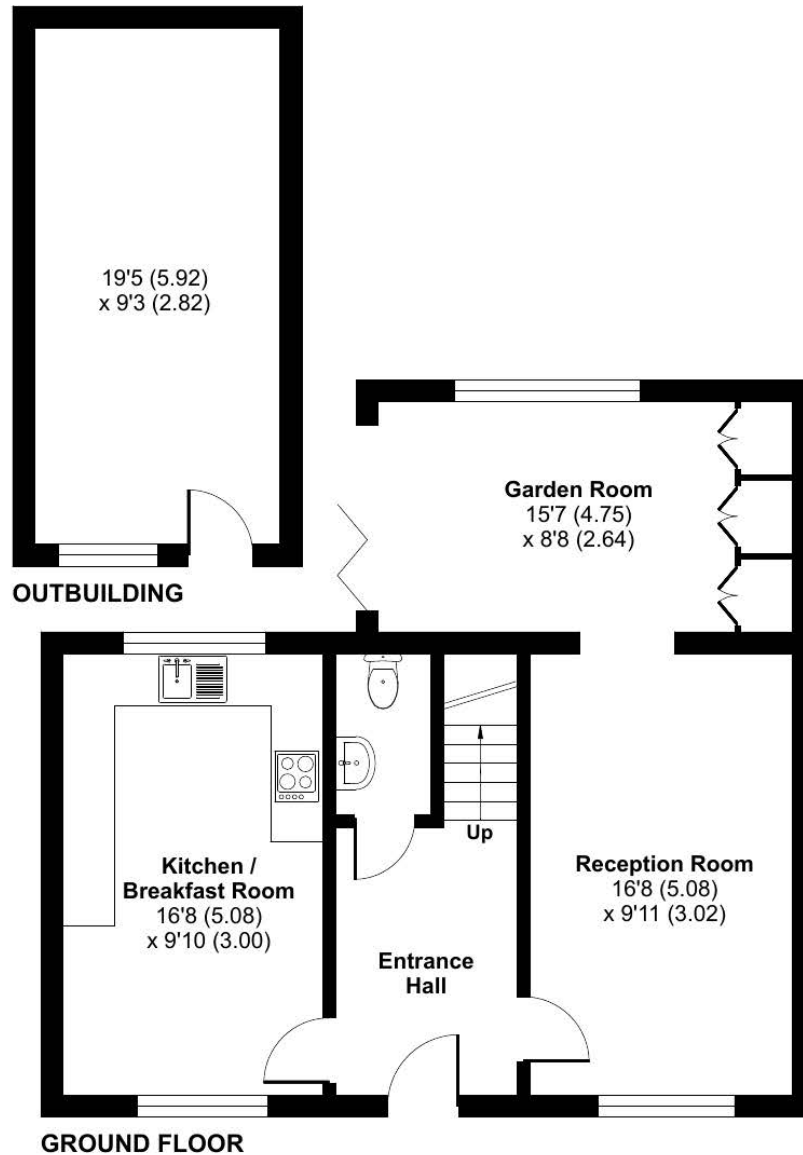
Aurora Gardens, Stourbridge, DY8

Approximate Area = 1066 sq ft / 99 sq m

Outbuilding = 179 sq ft / 16.6 sq m

Total = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1173306

Illustration for identification purposed only, measurements are approximate, not to scale.



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