



**RE/MAX**  
Prime Estates



1 Eggington Road, Stourbridge, DY8 4QJ

Offers in the region of £539,000







# 1 Eggington Road

Stourbridge, DY8 4QJ

- Detached Traditional Family Home
- Three Reception Rooms
- Conservatory
- EPC Rating D
- Four Bedrooms
- Modern Bathroom
- Large Garden

Presenting a rare opportunity to acquire a superb four-bedroom detached house on Eggington Road, in the sought-after Wollaston. This traditional-style property offers a spacious and functional layout, featuring four bedrooms, a large garden, spacious driveway, larger than expected conservatory, and an open plan breakfast kitchen.

The four bedrooms provide ample room for families or those in need of additional space for a home office or hobby area. The traditional style adds a touch of elegance to the property's overall appeal.

Externally, the large garden is perfect for various activities or simply enjoying the outdoors. The spacious driveway offers convenient off-road parking, ensuring ease and security for both residents and visitors.

The larger than expected conservatory provides an additional living area, filled with natural light, allowing you to relax and appreciate the surrounding views.

Located in Wollaston, this property benefits from its desirable position within the local area. Enjoy easy access to a range of amenities, including shops, schools, and public transport links. The area is known for its traditional charm, friendly community, and picturesque surroundings.

With its generous bedrooms, large garden, spacious driveway, larger than expected conservatory, and open plan kitchen, this property offers an excellent opportunity for discerning buyers. Whether you're a growing family or looking for something special, this home caters to a variety of needs.

Don't miss out on this exceptional opportunity on Eggington Road, Wollaston. Contact RE/MAX Prime Estates today to arrange your exclusive viewing appointment



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|                        |                               |
|------------------------|-------------------------------|
| Approach               |                               |
| Entrance Hall          |                               |
| Dining Room            | 14'10" x 12'1" (4.53 x 3.70)  |
| Living Room            | 15'10" x 12'11" (4.84 x 3.96) |
| Kitchen                | 11'11" x 10'4" (3.64 x 3.16)  |
| Utility Room           | 7'3" x 6'9" (2.21 x 2.06)     |
| Conservatory           | 17'2" x 9'6" (5.24 x 2.92)    |
| Downstairs Shower Room | 7'3" x 5'2" (2.21 x 1.59)     |
| Garden                 |                               |
| Landing                |                               |
| Bedroom One            | 15'10" x 12'11" (4.84 x 3.96) |
| Bedroom Two            | 14'10" x 12'1" (4.53 x 3.70)  |
| Bedroom Three          | 11'11" x 11'4" (3.64 x 3.47)  |





Bedroom Four

9'3" x 8'9" (2.83 x 2.69)

Family Bathroom

9'11" x 6'2" (3.03 x 1.89)

Tenure- Freehold

Money Laundering Regulation

## Directions

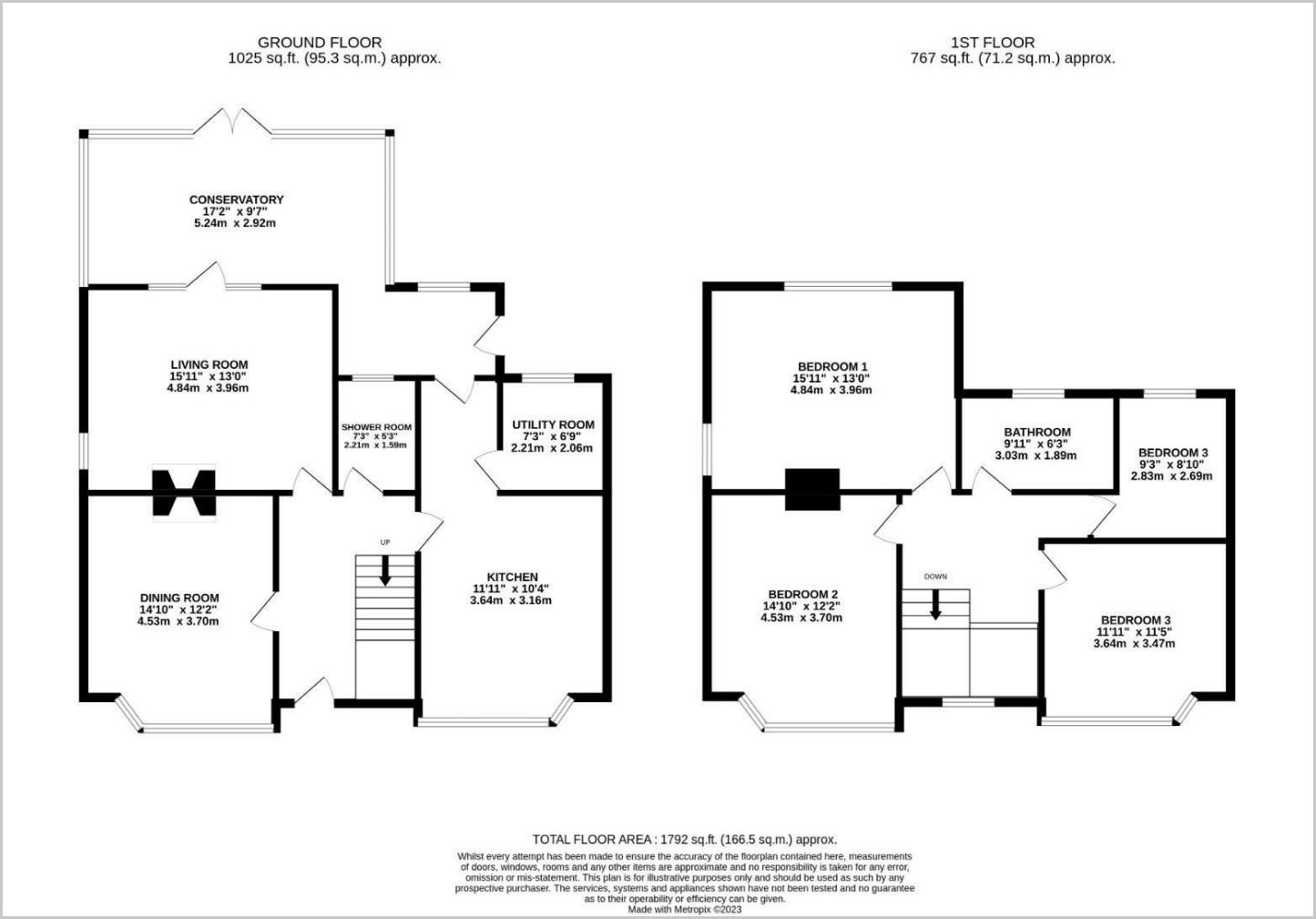
Located a stones throw from the heart of Wollaston Village, with easy access to Stourbridge by foot, car or public bus



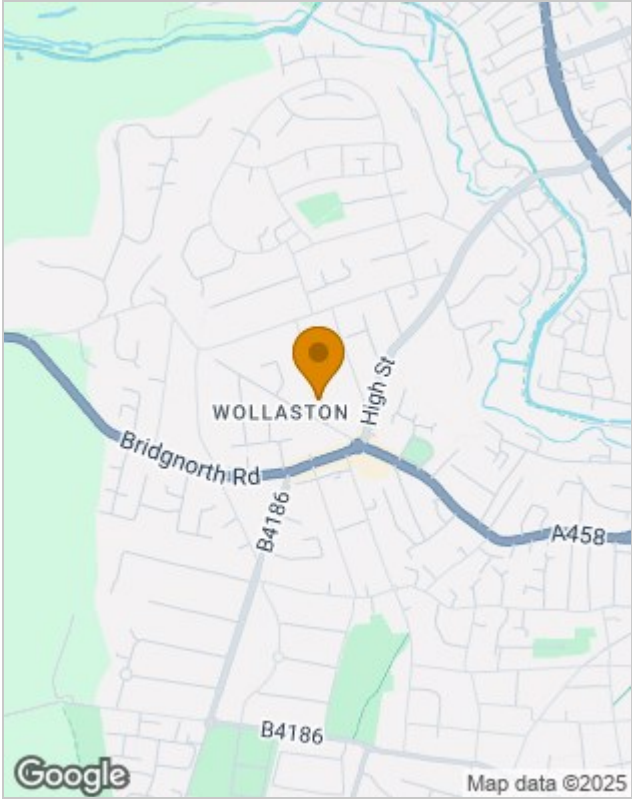




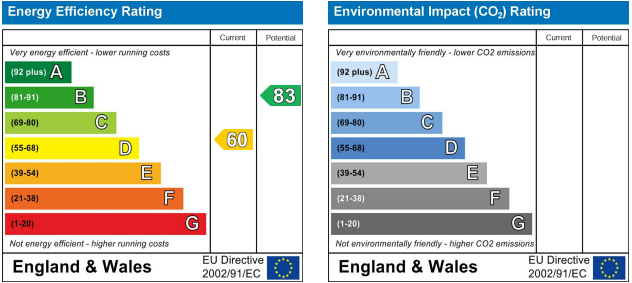
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our RE/MAX Prime Estates Sales Office on +44 (0) 1384 438457 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.