



Connells

Fir Grove  
Wollaston Stourbridge



### Property Description

**\*\* UNDER OFFER \*\*** A FANTASTIC OPPORTUNITY TO PURCHASE A MODERN THREE BEDROOM SEMI-DETACHED PROPERTY IN A SOUGHT AFTER CUL-DE-SAC LOCATION SITUATED IN THE VILLAGE OF WOLLASTON. WITH GREAT LINKS TO THE COUNTRY SIDE AND AREAS OF STOURBRIDGE, KINGSWINFORD AND KINVER. ALSO OFFERING A LANDSCAPED LOW MAINTENANCE REAR GARDEN.

### To The Front

To the front of the property is a tarmac driveway with block paved borders and gated access to the rear garden.

### Entrance Hallway

Double glazed entrance door to the front elevation, wood effect flooring and radiator.

### Lounge

14' 8" x 16' 8" max narrowing to 11' 10" min ( 4.47m x 5.08m max narrowing to 3.61m min )  
Double glazed windows and french doors overlooking the rear garden, feature fireplace and radiator.

### Kitchen

9' 10" x 8' 5" ( 3.00m x 2.57m )  
Double glazed window and door to the side elevation and fitted kitchen with arrange of wall and base units, worksurfaces with inset one and half bowl sink drainer, electric oven and hob with extractor fan and tiled floor.

### Landing

Stairs to first floor landing, loft access and doors to;

### Bedroom One

12' 7" to wardrobes x 10' 11" ( 3.84m to wardrobes x 3.33m )  
Double glazed window to the front elevation,

panel and mirror wardrobes and radiator.

### Bedroom Two

10' 11" into recess x 8' 6" ( 3.33m into recess x 2.59m )  
Double glazed window to the rear elevation, mirrored wardrobes and radiator

### Bedroom Three

10' 11" x 5' 11" ( 3.33m x 1.80m )  
Double glazed window to the rear elevation and radiator.

### Wc

Double glazed window to the side elevation, fully tiled and inset low flush wc.

### Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath with shower over, wash hand basin, a range of vanity units and radiator rail.

### Rear Garden

Fully enclosed rear garden comprising of a paved patio area with steps up to a further patio, steps to the lawn with flower and shrub borders and garden shed

### Garage

Up and over door leads into the garage





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBR311135](http://connells.co.uk/Property/SBR311135)**

Tenure: Freehold



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