



**Connells**

Meriden Close  
Wollaston Stourbridge

# Meriden Close Wollaston Stourbridge DY8 4QW

for sale offers over  
**£350,000**



## Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS MODERNISED THREE BEDROOM SEMI-DETACHED, WITH GREAT LINKS TO THE LOCAL HIGH STREET, SCHOOLS & NEARBY COUNTRYSIDE MAKING THIS THE PERFECT FAMILY HOME. RECENTLY RENOVATED TO A HIGH STANDARD WITH GREAT ATTENTION TO DETAIL.

## To The Front

To the front of the property is a "Creteprint" driveway providing off road parking.

## Entrance Porch

Double glazed entrance door with full length glass panel leads into the large entrance porch with double glazed windows to the side elevations, porcelain floor tiles and door to the entrance hallway.

## Hallway

Stairs to first floor landing, feature radiator and doors to lounge and kitchen.

## Lounge

14' 4" x 11' 5" ( 4.37m x 3.48m )  
Double glazed window to the front elevation, feature fireplace, radiator and double doors leading into the dining area.

## Kitchen/diner

19' 7" x 10' 7" ( 5.97m x 3.23m )  
Double glazed window to the rear elevation and modern fitted kitchen with a range of wall and base units, quartz worksurfaces with inset composite sink/drainage and 4 in 1 tap with filter and instant boiling water, under cupboard lighting, spotlights to ceiling, "Bosch" double oven, induction hob and extractor fan, feature radiator (high output) integrated fridge freezer, full length quartz splashback, wood effect flooring and door to utility, dining area with further feature radiator and double glazed

sliding doors to the rear garden.

## Utility Room

8' 8" x 8' 2" ( 2.64m x 2.49m )  
Door to the rear garden, further door to garage, wall and base units, worksurfaces with inset sink/drainage, splashback tiling and skylight above.

## Cloakroom/downstairs Wc

Double glazed window to the rear elevation (obscure) suite comprising; wash hand basin and wc.

## Landing

Stairs to the first floor landing, double glazed window to the side elevation, access to part boarded loft, storage cupboard and doors to bedrooms and bathroom

## Bedroom One

11' 5" x 11' 5" ( 3.48m x 3.48m )  
Double glazed window to the rear elevation and radiator.

## Bedroom Two

11' 5" x 11' 5" ( 3.48m x 3.48m )  
Double glazed window to the front elevation, fitted wardrobes and radiator.

## Bedroom Three

7' 9" x 7' 8" ( 2.36m x 2.34m )  
Double glazed window to the front elevation, fitted wardrobes and radiator.

## Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath with shower, wash hand basin, wc and extractor fan.

## Garage

9' 4" x 8' 9" ( 2.84m x 2.67m )

Up and over door leads into the garage which has power and lights and door leading to the utility room.

## Rear Garden

A paved patio with iron and timber balustrades and steps down to the fully enclosed lawn with mature flower and shrub borders, further patio seating area.





**Ground Floor**



**First Floor**



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: C**

**view this property online [connells.co.uk/Property/SBR311662](http://connells.co.uk/Property/SBR311662)**

Tenure: Freehold



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Property Ref: SBR311662 - 0007