



**Connells**

Richmond Grove  
Wollaston Stourbridge



### Property Description

\*\*\*AVAILABLE WITH NO UPWARD CHAIN\*\*\*  
A 'MUCKLOW' STYLE SEMI-DETACHED PROPERTY SITUATED IN A CUL-DE-SAC LOCATION IN WOLLASTON VILLAGE. OCCUPYING A LARGE PLOT WITH DRIVEWAY, LARGE GARDEN AND GARAGE, THIS PROPERTY HAS BEEN EXTENDED TO THE REAR AND HAS SCOPE FOR FURTHER EXTENSION (STPP).

### To The Front

To the front of the property is a tarmac driveway providing off road parking with lawn to the front.

### Entrance Hallway

Entrance door to the front elevation, entrance hallway with radiator and stairs off, door to;

### Lounge

18' 11" x 11' 3" ( 5.77m x 3.43m )  
Spacious lounge with double glazed sliding doors to the rear elevation, fireplace and radiator.

### Dining Room

13' 2" x 11' 3" ( 4.01m x 3.43m )  
Double glazed window to the front elevation, fireplace and radiator.

### Kitchen

8' 10" x 7' ( 2.69m x 2.13m )  
Double glazed window to the rear elevation, a range of wall and base units, worksurfaces with stainless steel inset sink/drainers and tiled splashbacks, gas hob and plumbing for washing machine.

### Lobby

Radiator and double glazed door to the rear garden.

## Landing

Doors to bedrooms and bathroom and access to loft.

## Bedroom One

13' 11" x 11' 3" ( 4.24m x 3.43m )

Double glazed window to the front elevation and radiator.

## Bedroom Two

11' 3" x 10' 11" ( 3.43m x 3.33m )

Double glazed window to the rear elevation and radiator.

## Bedroom Three

10' x 7' 8" ( 3.05m x 2.34m )

Double glazed window to the front elevation and radiator.

## Bathroom

Double glazed obscure window to the front elevation and suite comprising; shower cubicle, bath, wash hand basin, wc and radiator.

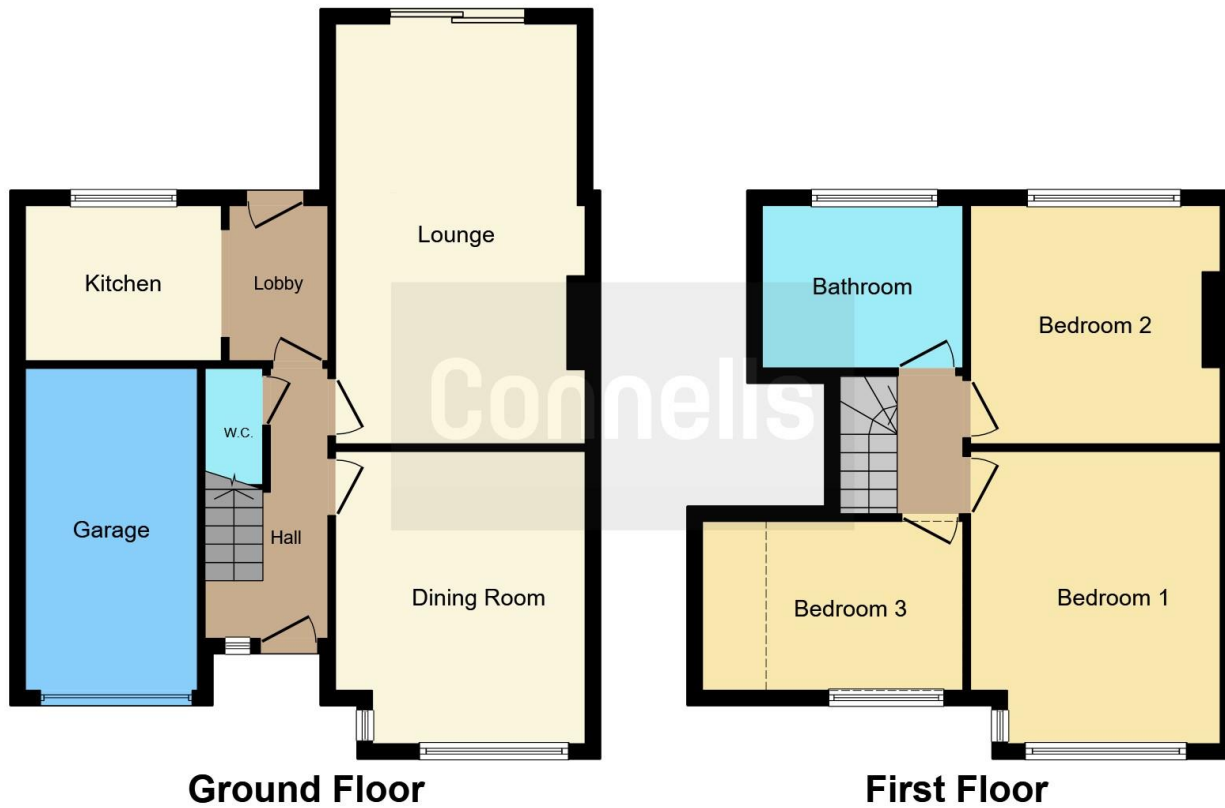
## Rear Garden

Fully enclosed rear garden with a paved patio leading to the long lawn.

## Garage

Up and over door into the garage, power and lights and housing new combination boiler.





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**

Tenure: Freehold



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