



**Connells**

Wildacres  
Wollaston Stourbridge



### Property Description

A WELL PRESENTED & GOOD SIZE SEMI DETACHED PROPERTY SITUATED IN A VERY POPULAR ROAD IN WOLLASTON. LOVELY FAMILY HOME IN REALLY GOOD ORDER WITH DOUBLE GLAZING & GAS CENTRAL HEATING SYSTEM. POTENTIAL TO EXTEND TO SIDE & REAR(STPP).

### To The Front

Tarmac driveway with block paved borders provides off road parking and decorative shaped lawned area with flowers and shrubs leads to the front of the property.

### Entrance Porch

Upvc glazed door with additional glazed side panels lead into the entrance porch

### Entrance Hallway

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

### Lounge

15' 9" x 13' max narrowing to 11' 4" min ( 4.80m x 3.96m max narrowing to 3.45m min )  
Double glazed window to the front elevation, two radiators and gas fire.

### Dining Room

9' 11" x 9' 10" ( 3.02m x 3.00m )  
Double glazed window to the rear elevation and two radiators.

### Kitchen

9' 11" x 8' 5" ( 3.02m x 2.57m )  
Double glazed window to the rear elevation, a range of wall and base units, worktops with splashback tiling, stainless steel sink/drainers and radiator.

### Landing

Double glazed window to the side elevation,

access to loft and doors to;

### Bedroom One

10' 11" x 10' 5" ( 3.33m x 3.17m )  
Double glazed window to the front elevation, fitted wardrobes and radiator.

### Bedroom Two

12' 8" max narrowing to 10' 7" min x 9' 10" ( 3.86m max narrowing to 3.23m min x 3.00m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

8' 2" x 7' 5" ( 2.49m x 2.26m )  
Double glazed window to the front elevation and radiator.

### Bathroom

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

### Separate Wc

Double glazed window to the side elevation and wc.

### Garage

17' 11" x 8' ( 5.46m x 2.44m )  
Up and over door leads into the garage.

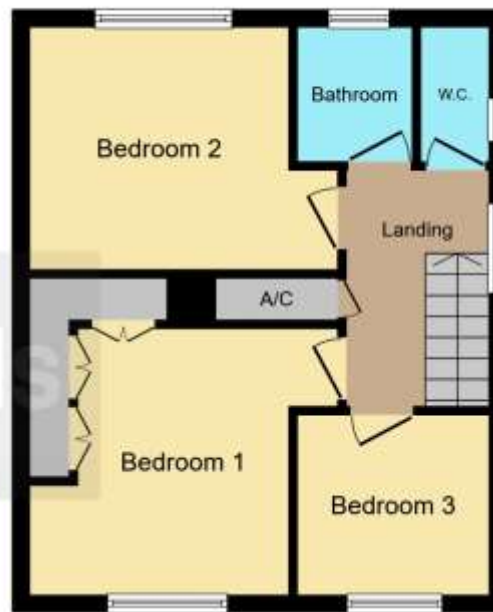
### Rear Garden

A paved patio leads to the lawn with flower and shrub borders.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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