



Connells

Gauden Road
Wollescote Stourbridge



Property Description

AN IDEAL FIRST TIME BUY ON ONE OF THE MOST SOUGHT AFTER ROADS IN WOLLESCOTE. WELL PRESENTED AND READY TO MOVE INTO. Briefly comprising; Off road parking, entrance hallway, lounge, kitchen/diner, conservatory, three bedrooms, bathroom and rear garden.

To The Front

Driveway providing off road parking and lawn to the front with pathway to front door and access to the rear garden

Entrance Hallway

Double glazed door to the front elevation, double glazed window to the side, wood effect flooring, stairs to first floor landing

Cloakroom

Comprising of Wc and wash hand basin

Lounge

13' 10" x 8' 10" recess (4.22m x 2.69m recess)

Double glazed window to the front elevation, wood effect flooring and radiator

Dining Area

11' 1" plus recess x 8' 1" (3.38m plus recess x 2.46m)

Wood effect flooring, radiator and doors to conservatory

Kitchen Area

11' 10" x 7' 8" (3.61m x 2.34m)

Double glazed window to the rear elevation, a range of wall and base units, worksurfaces with inset stainless steel sink/drain, tiled splashbacks and gas cooker. Laminate flooring



Lobby

8' 7" x 4' (2.62m x 1.22m)

Door to wc, double glazed door to the side elevation.

Conservatory

Double glazed conservatory to the rear of the property with tiled floor and radiator

Landing

Double glazed window to the side elevation, loft access and doors to;

Bedroom One

12' 8" max narrowing to 9' 2" min x 12' max (3.86m max narrowing to 2.79m min x 3.66m)

Double glazed window to the rear elevation and radiator

Bedroom Two

12' 2" x 8' 11" plus door recess (3.71m x 2.72m plus door recess)

Double glazed window to the front elevation and radiator

Bedroom Three

10' 11" x 8' 2" max narrowing to 4' 9" min (3.33m x 2.49m max narrowing to 1.45m min)

Double glazed window to the front elevation and radiator

Bathroom

Two double glazed windows to the rear elevation, fully tiled walls and suite comprising; bath, shower, wash hand basin, wc and radiator

Rear Garden

Fully enclosed rear garden comprising of a paved patio leading to a lawn with flowers/shrubs and side access to the front of the property





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

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EPC Rating: C

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Tenure: Freehold



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