

PHOTOS



ianperks  
estate agent

12 Park Road, Wollaston



ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G	13   g	

£275,000



# FOR SALE

12 Park Road, Wollaston, Stourbridge, DY8 3RS

## Introduction

We are pleased to offer for sale 12 Park Road, Wollaston, a large substantial detached property that we believe was formerly shop premises and living accommodation, now offered for sale with immediate vacant possession and no upward chain, presenting an excellent development opportunity, with scope for remodelling and repurposing (subject to usual Local Authority and Planning Regulations). The property further benefits from having been recently re roofed.

Accommodation includes central reception hall with large and good head height cellar, full width double split level reception to front, rear reception room, kitchen, fully installed and unused wet room to rear. To the first floor, three large double bedrooms (principal bedroom with box room to rear and access to loft space) and bathroom. Full width parking facilities to front. Well fenced, enclosed garden to rear.

Standing well back from the road, occupying a slightly elevated position behind a fenced and walled gravelled fore garden, apexed canopy and front door. Side door opens to

## Accommodation (Ground Floor)

**Reception Hall**  
With soldier spindle balustrade, telephone point, night storage heater, light point to ceiling, original panel door leads to cellar head, two further doors lead to reception rooms

**Cellar**  
With steps down to cellar, with concrete screeded floor, two work benches and excellent head height, power points, light point

**Reception Room (Front)**  
Two steps lead down to reception room, being partially divided and still retaining the original shop shelving, this large and versatile room has two front UPVC double glazed windows, two lighting points, and the aforementioned front door.

**Living Room (Rear)**  
With rear facing double glazed window overlooking the garden, freestanding electric fire, power points, light point to ceiling, original picture rail, original glazed and panelled corner cabinet

**Kitchen (Side / Rear)**  
With six inch quarry tiled floor laid to harlequin pattern, side UPVC double glazed door and window, stainless steel sink unit with double cupboard beneath, original wall and floor cupboards, strip light to ceiling, power points, wall mounted Main Multipoint FF hot water boiler.

**Wet Room (Rear)**  
Since the wet room installation, this facility has not been used, and comprises a completely sealed and graduated floor, wide aperture shower cubicle with Mira Advance ATL shower unit and adjustable hand attachment, wash hand basin and W.C. Wall mounted electric heater, side and rear UPVC obscure double glazed windows, electric extractor vent, and enclosed light fitment to ceiling.

## Accommodation (First Floor)

Soldier spindle balustrade and staircase rise to split level landing, with original panel doors opening to

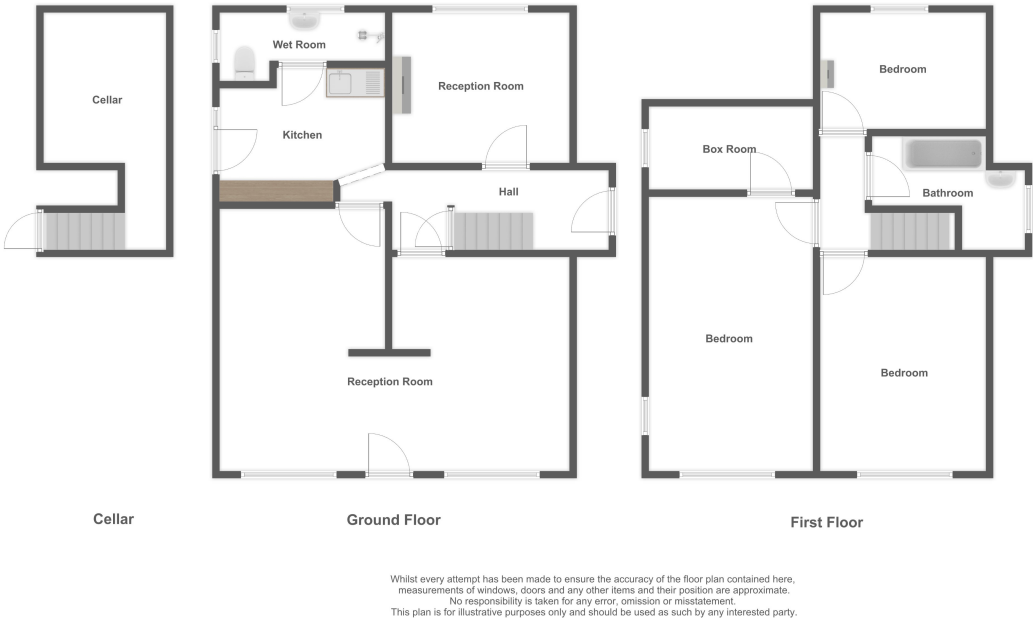
**Bedroom One (Front / Left Hand Elevation)**  
Comprising of side and front double glazed UPVC windows, light point to ceiling, power points, door opening to

**Box Room (Rear)**  
With side facing UPVC double glazed window, light point, original ‘Alice’ panel door opens to loft storage space

**Bedroom Two (Front / Right Hand Elevation)**  
Comprising of front UPVC double glazed window, light point to ceiling, power points

**Bedroom Three (Rear)**  
Large third bedroom comprising rear UPVC double glazed window overlooking the garden, original fire surround, power point, light point

**Bathroom (Side)**  
Comprising panel bath, wash hand basin, light point



## Outside

**Garden (Rear)**  
Side brick paved pathway leads to rear garden with three steps rising to enclosed garden area, all being well fenced and extending some 11 metres in length and an overall width of 11 metres.

Overall Plot Size (on site Estate Agent Measurements only, Not Land Registry Verified)  
Overall width: 10.3 metres, overall depth: 29 metres (approx)

## General

**Tenure**  
We believe the property to be Freehold.

**Services**  
We understand all mains services are installed, however none have been tested.

**Possession**  
Immediate vacant possession will be give upon legal completion.

**Local Authority**  
Dudley Metropolitan Borough.

**Dimensions (ft/m)**  
Reception Room (Front): 23'4" x 17'5" / 7.11m x 5.31m (max); Reception Room (Rear): 11'4" x

**Arranging a viewing**  
Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

**Making an offer**  
If you were not handed an offer form at your viewing, please call and we will post one to you.  
Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation.  
We will write to you to confirm the owner’s decision.  
If your offer is accepted, we will then notify solicitors.

**Arranging a mortgage**  
We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

**Fixtures & fittings**  
Unless specified within these particulars, fixtures & fittings will not be included in the sale.

**Important notice**  
These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.  
The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.