

PHOTOS



ianperks
estate agent

67 Belfry Drive, Wollaston



ENERGY RATING

Energy performance of buildings register			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

£349,950

FOR SALE

67 Belfry Drive, Wollaston, Stourbridge, DY8 3SE

Introduction

We are pleased to offer for sale 67 Belfry Drive, Wollaston, a detached, four bedroomed home (third bedroom currently used as a dressing room, small conversion required) located in this popular and sought after residential cul-de-sac convenient and close to all amenities. Offered with immediate vacant possession and no upward chain, gas centrally heated and double glazed accommodation comprises reception hall, WC cloaks. Living room with front square bay window. Separate dining room. L shaped kitchen with access to garage. On the first floor four well proportioned bedrooms, the principal bedroom with shower room ensuite. House bathroom. Garage and block paved vehicular driveway to the front. Enclosed private garden to rear.

Standing well back from the road at the head of a cul-de-sac. Block paved vehicular driveway laid to a herringbone pattern. Gravelled frontage. Outside lantern light. UPVC leaded light and panel door opens to

Accommodation (Ground Floor)

Reception Hall

With wood grain effect flooring, panel radiator, deep moulded skirting, light point and smoke alarm to ceiling, power point. Panel doors open to

WC Cloaks

With WC and vanity wash hand basin, front opaque UPVC double glazed window, wood grain effect flooring, light point to ceiling, panel radiator.

Living Room (Front)

Featuring a stone fire place with living flame gas coal fire (not tested), front UPVC double glazed square bay window, light point to coved ceiling, wired for two wall lights, double panel radiator, TV connection point, power points.

Dining Room (Rear)

Comprising rear coated aluminium frame double glazed patio door giving access to the garden, panel radiator, deep moulded skirting, power points, light point to coved ceiling.

L Shaped Kitchen (Rear)

A good sized kitchen offering a range of hardwood base and wall cabinets, laminate roll topped work surfaces, inset bowl and a half asterite sink unit with mixer tap, inset four ring gas hob, concealed extractor hood and double oven beneath, integrated Whirlpool dishwasher, space for fridge and washing machine, double panel radiator, ceramic tiled floor, two lighting points to ceiling, wall mounted Worcester gas fired central heating boiler serving hot water and the central heating system as used throughout the property, rear UPVC double glazed window enjoys a view to the garden. Opaque glazed and panel door gives access to the garden. Built-in under stairs pantry cupboard with a range of fitted adjustable shelves and light point. Fire door access to garage.

Accommodation (First Floor)

Staircase rises to

Landing

With turned spindle balustrade return, deep moulded skirting, panel radiator, power point, light point to coved ceiling, smoke alarm, access to roof space. Linen cupboard with fitted radiator.

Bedroom One (Front)

Comprising front UPVC double glazed window, deep moulded skirting, panel radiator, power points, telephone point, light point to ceiling. Archway to

Dressing Room

With front UPVC double glazed window, panel radiator, deep moulded skirting, range of built-in wardrobes with hanging rails and top cupboards above. Agent's Note The dressing room is formally bedroom four. This room still retains the access door to the landing and could easily be re-converted to form a separate fourth bedroom if required.

Shower Room Ensuite

With laminate click tile effect flooring, being part glazed tiled and comprising WC, wash hand basin, shower cubicle with splash screening and glazed entry door, Mira Excel direct feed shower unit. Light point to ceiling, electric extractor vent, chrome tubular radiator/towel rail, side opaque UPVC double glazed window.

Bedroom Two (Rear)

Comprising rear UPVC double glazed window, panel radiator, power points, TV connection point, deep moulded skirting, light point to ceiling.

Bedroom Three (Transverse)

Having front and rear facing UPVC double glazed windows, power points, panel radiator, light point to ceiling.

Bathroom (Rear)

Being part glazed tiled and comprising panel bath, pedestal wash hand basin, WC. Panel radiator, rear opaque UPVC double glazed window, shaver point, light point to ceiling.

Outside

Garage

With up-and-over door, concrete floor, range of fitted shelves, power points, light point, access door to kitchen.

Garden (Rear)

With side gated access or access from the rear kitchen door or dining room sliding patio door to full width paved patio. Gravelled and bordered garden.

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)

Lounge: 5.02m x 3.63m / 16'5" x 12'0" (max into bay); Dining Room: 3.24m x 2.66m / 10'7" x 8'9" / Kitchen: 3.25m x 4.45m / 10'8" x 14'7" (max); Bedroom 1: 3.64m x 2.65m / 11'11" x 8'8"; Bedroom 2: 5.29m x 2.30m / 17'4" x 7'6" (max into bay); Bedroom 3: 2.59m x 2.64m / 8'6" x 8'7";



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.