

PTN Estates

Residential Sales & Lettings



48 Wentworth Road, Wollaston, Stourbridge, DY8

£400,000

This superior freehold detached property with integral garage is located within the tranquil village of Wollaston which really is as close as you can get to village life whilst retaining that suburban convenience

This excellent location provides easy access to the spectacular south Staffordshire and north Worcestershire countryside and the amazing canal network

Set back from the road by a large tarmacadam driveway which is complimented with a block paved border

The accommodation boasts three good size bedrooms, a superb lounge with distinctive dining area, impressive refitted breakfast kitchen with central island eating area, gym, play room /office , ground floor cloakroom/W.C and sumptuous refitted bathroom with free standing double ended bath

Benefits include UPVC double glazing and gas central heating

To the rear is a good size garden with shaped lawn and paved patio

Council Tax D

Hallway 1.78 x 3.61

With UPVC double glazed entrance door, gas central heating, ceiling light point, specialist Kardean flooring, stairs to first floor and doors to playroom and lounge / diner

Lounge / Diner 3.58 (max) x 8.21 (into bay)

This splendid lounge with distinctive dining area is located to the front of the property with the main focal point being the beautiful UPVC double glazed bay window with further UPVC double glazing to the side elevation. Benefits include two gas central heating radiators and two ceiling light points. Sliding doors lead to the kitchen extension

Breakfast Kitchen 5.55 x 3.03

This most impressive modern kitchen is located to the rear elevation and comprises of a tasteful smoke grey handleless push to open base units to the centre is a large eating area all complimented with tasteful marble effect work top and stainless steel effect one and a half bowl sink unit with flexible mixer tap. Further enhanced with integrated dish washer, recess for an American style fridge/freezer and range style cooker with stainless steel chimney style extractor hood. Benefits include modern column radiator, two UPVC double glazed windows and sky light, inset ceiling spotlights, door to rear lobby and opening into the playroom

Playroom/Office 2.18 x 3.49

With under stairs storage cupboard, ceiling light point and gas central heating

Rear Lobby 1.02 x 2.38

With UPVC double glazed door to the rear garden, doors also lead to the garage, gym and cloakroom/W.C. Benefits include sky light window and ceiling light point

Gym 2.13 x 3.06

This super addition to the property boast specialist Kardean flooring and benefits from UPVC double glazing to the side elevation, gas central heating and ceiling light point

Cloakroom/WC 1.16 x 1.36

Comprising of a low flush W.C and pedestal wash hand basin. Benefits include chrome effect ladder style radiator and ceiling light point

Landing

With UPVC double glazing to the side elevation, two ceiling light points and doors leading to the three bedrooms and re-fitted bathroom

Bedroom One 3.22 x 4.41 (into bay)

Located to the front elevation with UPVC double glazing, gas central heating and ceiling light point

Bedroom Two 3.22 x 3.56

Located to the rear elevation with UPVC double glazing, gas central heating and ceiling light point

Bedroom Three 2.21 x 2.49

With UPVC double glazing to the front and side elevation, access hatch to loft, gas central heating and ceiling light point

Re-fitted Bathroom 2.22 x 2.54

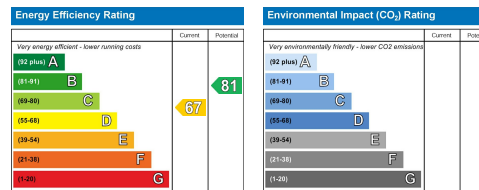
This sumptuous refitted bathroom is located to the rear of the property and boasts a freestanding double ended bath with waterfall power shower over and white combination suite unit comprising of a wash hand basin and W.C. Benefits include specialist Kardean flooring, inset ceiling spot lights, modern column radiator and UPVC double glazing

Garage 2.33 x 9.23

With wall mounted Worcester boiler, plumbing for washing machine, light fitting and three windows to the side elevation

Rear Garden

This delightful good size rear garden is laid predominately to lawn with side path and paved patio area



Accuracy of Brochures

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Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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