



**FALCON RISE, OFF RIDGE STREET,  
WOLLASTON, STOURBRIDGE DY8 4QQ**

**Taylor's**



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Enjoying a lovely corner setting with Ridge Street, this **WELL PLANNED AND ENLARGED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** is just a short distance from both village amenities and the South Staffordshire countryside. With gas central heating and double glazing, the accommodation briefly comprises: Reception Hall, Large Sitting Room, **OPEN PLAN DINING KITCHEN**, Three Good First Floor Bedrooms and White Bathroom with Separate WC. Fore Garden, **DOUBLE WIDTH DRIVE**, Enlarged Rear Garden and with double gates from Ridge Street to a **FURTHER DRIVE – POSSIBLY TO STORE A CARAVAN OR BOAT** - and Detached Single Garage. Available for sale with **NO UPWARD CHAIN**.

In further detail the ENLARGED LAYOUT is seen here to comprise;

### GROUND FLOOR

A UPVC front entrance door with inset ornate double glazing and with adjoining UPVC double glazed windows, opens to the;

#### RECEPTION HALL 10' 10" x 6' 3" (including stairs)

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, useful understair shoe cupboard, ceiling light point and with a Regency style door continuing to;

#### SITTING ROOM 17' 10" x 10' 10"

With a large UPVC double glazed window to the rear enjoying a view to the enclosed garden and further providing for good natural illumination within this neutrally decorated room. Brick built fireplace with polished wood display mantle, and with a part recessed "pebbled effect" electric fire. Central heating radiator, provisions for a television, coving to the ceiling, two ceiling light points and with a Regency styled door continuing to the;

#### COMBINED DINING KITCHEN 26' 0" x 7' 8"

Arranged in two very distinct parts, initially with the;

#### KITCHEN AREA

Having a UPVC double glazed window to the rear and being furnished with a good selection of shaker style cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting work surfaces and having an inset sink with drainer and mixer tap above. Complementary "metro styled" splashback tiling forms a surround to the work surfaces and continues to the built-in stainless steel cooker arrangement which comprises a "four burner" gas hob, electric fan assisted oven below with integrated grill and with a feature splashback rising to a stainless steel hood with glass frame surround.



Located not far from the South Staffordshire countryside border, this is a home which is readily accessible to Wollaston Village amenities, including popular schools.

Gently elevated into Falcon Rise, the property has a lawned foregarden and an adjoining **DOUBLE WIDTH DRIVEWAY** presenting easy car parking space and an approach to the property's principal front entrance.

#### ENCLOSED REAR GARDEN

An aspect of the property which has been enlarged to the side, and now includes an "L" shaped lawn which continues from the side to widen at the rear. An approach is offered either from side gated access, from the kitchen or alternatively via Ridge Street where double opening gates provide an approach to a **DRIVE PARKING AREA** which would be ideal for additional vehicular parking or perhaps for a caravan or boat. It is from this side approach that access is also given to the;

#### DETACHED SINGLE GARAGE

Which has double opening doors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Suitable space and plumbing for an automatic washing machine, selection of wall mounted cupboards at eye-level providing additional storage space, UPVC part obscure double glazed door to the side, ceiling light point and being OPEN PLAN to the;

#### DEFINED DINING AREA

With UPVC double glazed window to the front and with ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Currently utilised as an additional sitting room area and with space for a tall fridge/freezer. In addition there is a central heating radiator and ceiling light point.

#### FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the;

#### LARGE LANDING

Which has a large UPVC double glazed window to the side elevation, central heating radiator, loft access point, ceiling light point and doors which radiate off;

#### BEDROOM ONE 11' 9" x 10' 10"

With a broad UPVC double glazed window to the rear, central heating radiator and ceiling light point.

#### BEDROOM TWO 12' 8" x 7' 9"

With a UPVC double glazed window to the front, central heating radiator and ceiling light point.

#### BEDROOM THREE 11' 8" x 7' 10"

Again, a well-proportioned bedroom and one which has a UPVC double glazed window to the rear, central heating radiator and ceiling light point.

#### BATHROOM 7' 10" x 5' 7"

With a UPVC obscure double glazed window to the front and being appointed with a white suite to include a moulded panelled bath with Triton shower over, and with full height splashback tiling forming a surround which continues to the pedestal hand wash basin. Fashionable "ladder styled" heated towel radiator, ceiling light point and with a LINEN/BOILER CUPBOARD housing the Worcester Bosch gas fired combination boiler system and providing for excellent general purpose storage.

#### SEPARATE WC

With a UPVC obscure double glazed window to the side and appointed to complement the bathroom with full height splashback tiling, low level WC in white and has a ceiling light point.

#### OUTSIDE

As earlier mentioned, this WELL PLANNED, ENLARGED, THREE BEDROOM, SEMI-DETACHED HOME favours a corner setting with Ridge Street.

#### GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

#### EPC

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

#### TENURE

The vendors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

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#### VIEWING

By arrangement through STOURBRIDGE OFFICE (01384) 395555

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These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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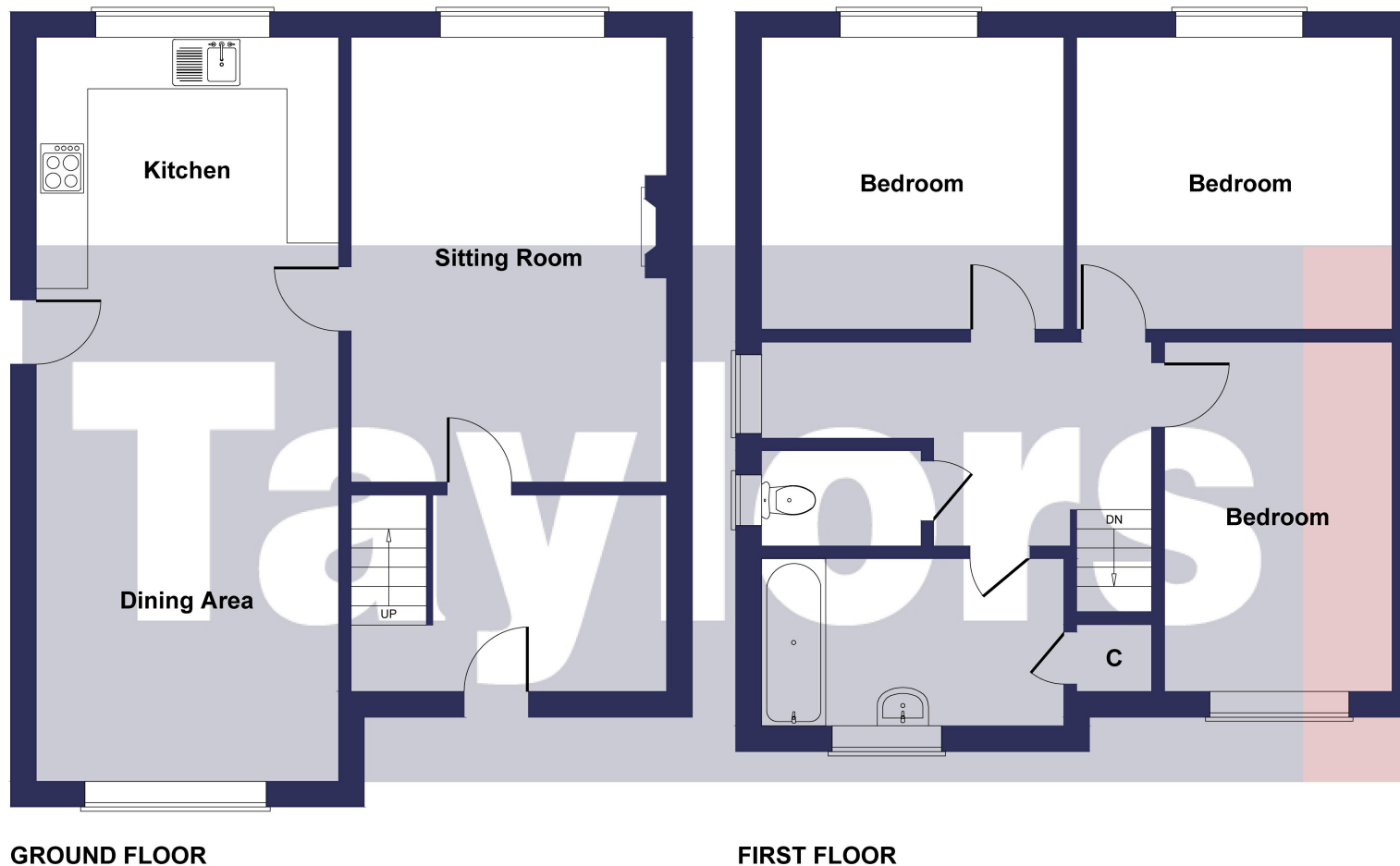
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**GROUND FLOOR**

**FIRST FLOOR**

**FOR GUIDE PURPOSES ONLY:**

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