



**Taylors**



# Wollaston Court, Wollaston, Stourbridge DY8 4SQ

Guide Price £500,000

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Welcome to 'Sandwood' - A SUMPTUOUS and TRULY DECEPTIVE SINGLELEVEL DETACHED RESIDENCE fit for ANY DISCERNING PURCHASER/ FAMILY. BOASTING an OPULENT and MOST MAGNIFICENT CORNER PLOT POSITION within this HIGHLY ADMIRERD and SOUGHT-AFTER ADDRESS in WOLLASTON, not far from WOLLASTON VILLAGE. This DECEPTIVELY SPACIOUS and WELL PLANNED FOUR BEDROOM DETACHED BUNGALOW has had only ONE OWNER since it's construction. With GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation, whilst requiring elements of modernisation, comprises in brief; entrance hallway with guest w/c off, lounge, dining room, breakfast kitchen, four bedrooms (one with en-suite) and bathroom. To the front aspect there is a TARMAC DRIVEWAY, IMMACULATE FRONT and SIDE LAWNS with MATURE TREES and an INTEGRAL DOUBLE GARAGE. To the rear SUNNY ASPECT, there are PRIVATE GARDENS which claim host to a plethora of mature shrubs, trees and plants together with LUSH LAWNS and various PATIO AREAS. Tenure: Freehold. Construction: Standard. Services: All mains services connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Flood Risk: Very Low. Council Tax Band G. EPC D.

ENTRANCE HALLWAY - 12' 5" x 7' 5" (3.78m x 2.26m)

GUEST W/C - 5' 2" x 4' 3" (1.57m x 1.29m)

LOUNGE - 22' 9" x 13' 0" (6.93m x 3.96m)

DINING ROOM - 10' 5" x 9' 9" (3.17m x 2.97m)

BREAKFAST KITCHEN - 18' 8" x 13' 6" (5.69m x 4.11m)

BEDROOM THREE/STUDY - 10' 6" x 7' 6" (3.20m x 2.28m)

INTERNAL HALLWAY - 9' 9" x 7' 4" (2.97m x 2.23m)

BEDROOM ONE - 21' 5" x 10' 5" (6.52m x 3.17m)

BEDROOM ONE ENSUITE - 7' 4" x 5' 2" (2.23m x 1.57m)

BEDROOM TWO - 15' 6" x 9' 4" (4.72m x 2.84m)

BEDROOM FOUR - 10' 6" x 7' 5" (3.20m x 2.26m)

BATHROOM - 7' 8" x 5' 10" (2.34m x 1.78m)

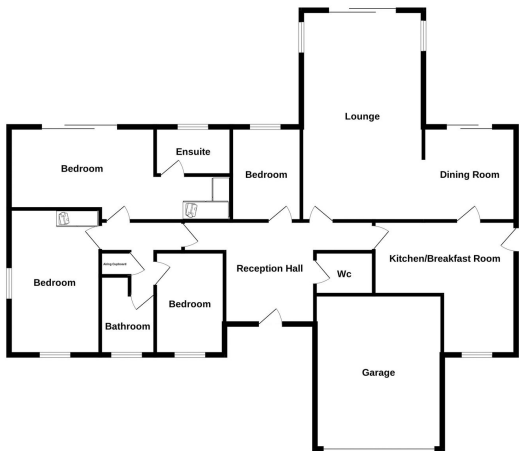
INTEGRAL DOUBLE GARAGE - 16' 7" x 15' 6"  
(5.05m x 4.72m)



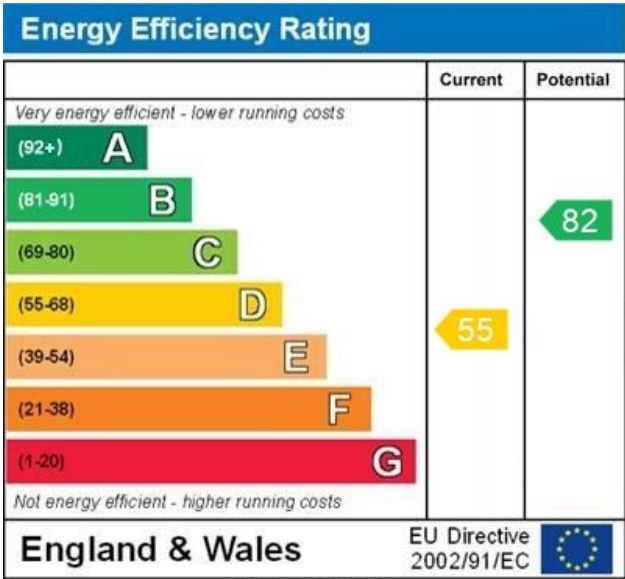




- DECEPTIVELY SPACIOUS DETACHED BUNGALOW RESIDENCE
- DRIVEWAY & INTEGRAL DOUBLE GARAGE
- IDEAL FOR WOLLASTON VILLAGE
- SUNNY ASPECT PRIVATE REAR MATURE GARDENS WITH LUSH LAWN & AREAS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OPULENT & ENVIOUS CORNER PLOT POSITION
- SOUGHT AFTER WOLLASTON CUL-DE-SAC ADDRESS
- ONE OWNER SINCE ITS CONSTRUCTION
- FOUR GOOD BEDROOMS (ONE WITH DRESSING AREA AND ENSUITE)



Measurements are approximate. Not to scale. Respective properties only.  
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