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31 Fir Grove, Stourbridge, DY8 3PG

**** RARE OPPORTUNITY TO PURCHASE ON A WELL KNOWN ADDRESS IN WOLLASTON ****

This charming detached has been a lovely family home for over 40 years & is now ready for its next chapter. Nestled on a well known address in Wollaston you are truly spoilt by superb amenities & schooling options to cater for all ages. NO.31 offers a spacious accommodation throughout along with an exceptional private rear garden.

In brief the property comprises; entrance hall, lounge, dining room, sitting room, kitchen/breakfast, guest w.c & sun room. Stairs rise to the first floor with the master bedroom with en-suite, three further double bedrooms & house bathroom. A double garage can be found to the side with utility & loft space to the first floor. A extensive private garden can be found to the rear which has been tremendously maintained over the years of ownership. Viewings are highly recommended to appreciate the accommodation on offer.



Approach

Ample parking can be found to the front.

Reception hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor.

Lounge

19'0" x 12'1" (5.80 x 3.69)

Fire with surround, double doors open into the sun room, double glazed window to side & rear, central heated radiator.

Sitting Room

11'11" x 10'11" (3.64 x 3.33)

Double glazed bay window, central heated radiator, additional window to side.



Dining Room

11'11" x 11'0" (3.64 x 3.36)

Double glazed window to front, central heated radiator.

Kitchen/Breakfast Room

12'7" x 12'7" (3.84 x 3.84)

Fitted kitchen with a variety of wall & base units, 'AEG' double electric oven along with 5 ring gas hob with extractor over, sink & drainer, tiled flooring, double glazed window to rear, central heated radiator.



Lobby

Door to the side, window to side, tiled flooring.



W.C

Wash hand basin, w.c, window to side, tiled flooring

Sun Room
25'2" x 9'8" (7.69 x 2.95)

Doors off to garden, tiled flooring, central heated radiator.

Landing
Spacious hall with doors off to all first floor accommodation, double glazed window to side.

Master Bedroom
16'1" x 11'6" (4.91 x 3.51)
Fitted wardrobes & dressing area, opening to the en-suite, double glazed window to side & front, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, double glazed to side, chrome heated towel rail.

Bedroom 2
16'4" x 13'3" (5.00 x 4.04)
Double glazed window to side & rear, central heated radiator, fitted wardrobe.

Bedroom 3
12'0" x 10'11" (3.66 x 3.34)
Double glazed window to front, central heated radiator.

Bedroom 4
12'8" x 9'11" (3.88 x 3.04)
Fitted wardrobe throughout, double glazed window to side & rear, central heated radiator.

Bathroom
Corner spa bath, wash hand basin, w.c, double glazed window to side, central heated radiator, airing cupboard.

Utility
10'5" x 9'11" (3.18 x 3.04)
Nestled to the rear of the garage offer plumbing for washer & dryer, door off to garage, stairs rise to loft storage.

Garage
26'11" x 19'5" (8.21 x 5.94)
Electric door to front, double doors to the rear open in to the garden.

Loft Space
26'10" x 16'10" (8.20 x 5.15)
Power & lighting through, double glazed window to front & rear.



