



Connells

Richardson Drive
Wollaston Stourbridge

Richardson Drive Wollaston Stourbridge DY8 4DW

for sale offers over
£225,000



Property Description

AN IMPRESSIVE, MODERN & TWO BEDROOM SEMI DETACHED PROPERTY IN WOLLASTON, AVAILABLE WITH NO UPWARD CHAIN DELAY AND READY TO MOVE INTO. OCCUPYING A GOOD SIZE PLOT WITH AMPLE DRIVEWAY & REAR GARDEN. *Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

To The Front

Tarmacadam driveway with lawn to both sides. Inset pathway to front door and gate to rear garden.

Entrance Hall

Double glazed front door leads into hall with stairs off, radiator and doors to lounge and;

Kitchen

Double glazed window to front elevation, a range of wall and base units. Work surfaces incorporating stainless steel sink unit with mixer tap. Tiled splashbacks. Integral gas hob and electric oven with extractor fan above. Space for fridge freezer.

Lounge

Double glazed sliding patio door to rear elevation, radiator, fireplace with electric fire and wood effect laminate flooring.

Landing

Loft access and doors to;

Bedroom One

Double glazed window to rear elevation,

radiator and fitted wardrobes.

Bedroom Two

Double glazed window to front elevation, radiator and fitted wardrobes. Airing cupboard housing combination boiler.

Bathroom

Towel rail radiator, panelled bath with shower over, wash hand basin and low flush wc.

Rear Garden

Fully enclosed rear garden with decking patio area leading to lawn with flower and shrub borders.





Total floor area 53.0 m² (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/SBR313574

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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