



The  
**LEE, SHAW**  
Partnership

**47 Wolverley Avenue**  
Wollaston, Stourbridge DY8 3PJ

# Bungalow in popular Wollaston location

This extended 3 Bedroom Link-detached Bungalow is much larger than first impressions and is well worth inspection to fully appreciate its overall size and layout.

Wolverley Avenue is a sought after location leading off Bridgnorth Road convenient for the centre of Wollaston with its good range of amenities and close to the rural fringe of Stourton.

The Bungalow offers scope to further improve and personalise and is available with no onward chain.

With gas central heating and comprising: Entrance Hall, Lounge/Dining Room, Kitchen, Rear Hall, 3 Bedrooms, Shower Room, Garage and rear Lobby.

**OVERALL, A SURPRISINGLY SPACIOUS BUNGALOW WITH SOUTH FACING REAR GARDEN. VIEWING IS HIGHLY RECOMMENDED.**

There is an Entrance Hall with composite double glazed front door, double glazed bow window to front, radiator, cupboard with gas meter and sliding glazed door to:

Lounge/Dining room having a brick fireplace with tiled hearth, wooden mantel and inset fire, double glazed bow window to front, radiator, door to Rear Hall and door to Kitchen.

The Kitchen has a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, sink with hot and cold tap, Algor built-in oven, Homark gas hob with Indesit cooker hood over, Beko freestanding fridge, tiled floor, radiator, double glazed window and part double glazed door to Garage.



## South facing rear garden

The Rear Hall gives access to 3 Bedrooms and Shower Room and there is a Cupboard (housing the Worcester gas central heating boiler) and part double glazed door to rear Garden.

Bedroom 1 has a side and rear double glazed window, radiator and a range of wardrobes with 3 sliding doors. Bedroom 2 has a rear double glazed window and radiator and Bedroom 3 has a range of wardrobes with 3 sliding doors, double glazed window to Garage and radiator.

The Shower Room has a step to a large shower with side screen, shower boarding and waterfall shower, WC, pedestal basin, wall tiling, radiator, wall cupboard and obscure double glazed window to Garage.

The Garage has side opening entrance doors, plumbing facility, perspex roof and rear passageway to Rear Lobby having double glazed rear fixed window and step to rear part double glazed door to Garden.

The Rear Garden is south facing having a patio and mostly laid to lawn. There is a distant view to the side.

At the front, there is a lawn and tarmac driveway with paved area to the front entrance.





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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)

Ground Floor



**Hall:**  
9'3" x 6' (2.82m x 1.83m)

**Lounge/Dining Room:**  
18'3" x 12'8" max (5.63m x 3.88m)

**Kitchen:**  
12'1" x 7'4" (3.69m x 2.23m)

**Rear Hall**  
**Bedroom 1:**  
13'11" incl. w x 12'3" (4.24m x 3.74m)

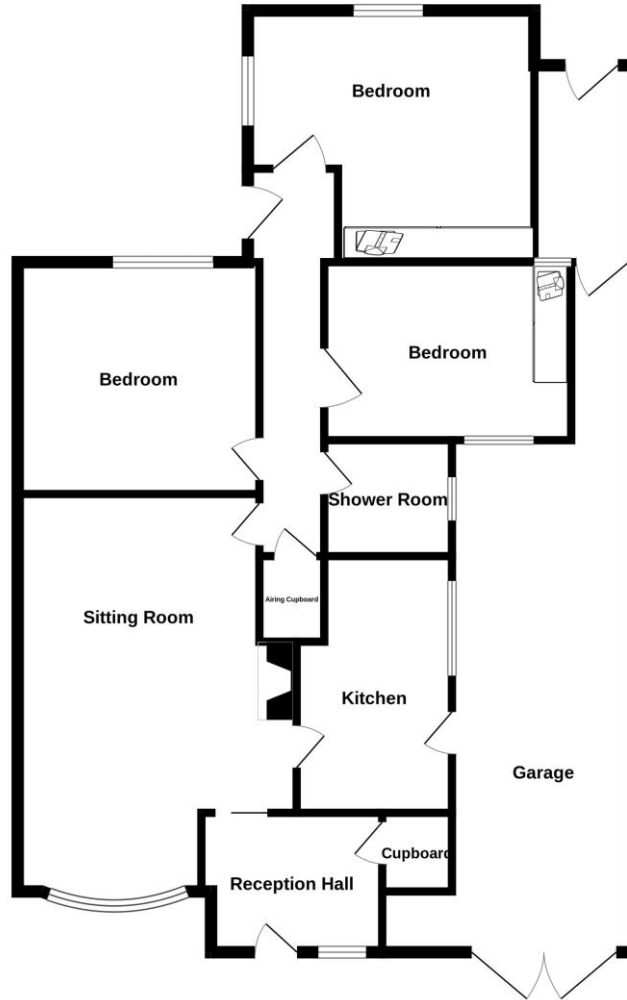
**Bedroom 2:**  
11'5" x 10'11" (3.48m x 3.33m)

**Bedroom 3:**  
11'4" incl. w x 8'5" (3.47m x 2.58m)

**Shower Room:**  
6'1" x 5'5" (1.86m x 1.6m)

**Garage:**  
24.3" x 8'8" (7.39m x 2.65m)

**Rear Lobby:**  
12'9" x 5'3" (3.88m x 1.60m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Illustrative purposes only.  
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# FLOOR PLANS

**Tenure:** Freehold. **Construction:** brick with a pitched tiled roof and flat roof. **Services:** All mains services are connected. **Broadband/Mobile coverage:** Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). **Council Tax Band D.**

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**Selling Agents: The Lee, Shaw PARTNERSHIP**

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.