



The
LEE, SHAW
Partnership

53 Duncombe Street
Wollaston DY8 3QY



Improved Period style Home

This much improved, well appointed, 3 Bedroom, double fronted, Period style Semi-detached is located in the fashionable old quarter of Wollaston, within this sought after road linking Park Road to Bridgnorth Road, having a delightful mix of property, adding to the overall character of its environment.

From a position point of view, they don't come much better for amenities, just a short walk into the centre of Wollaston with its range of popular pubs, local shops and Aldi supermarket, making it convenient. Add in the local schools and the facilities tick many boxes.

Surprisingly spacious, the property benefits from gas central heating, UPVC double glazed windows and comprises: Entrance Hall, Sitting Room, Lounge with log burner, stylish Kitchen, Lobby with Cellar access, Landing, 3 Bedrooms and modern white Bathroom. The long Rear Garden further enhances the overall appeal of the property.

A PERIOD PROPERTY WITH SYMPATHETIC MODERN APPOINTMENTS, NEWLY CARPETED AND READY TO MOVE INTO WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with front door, stairs to 1st Floor and panel doors to:

Sitting Room having mantel fireplace with hearth and inset fire, radiator, wood floor and UPVC double glazed bay window to front.

Lounge having recessed fireplace with hearth, log burner, UPVC double glazed bay window to front radiator and door to:





No onward chain

Kitchen having a range of shaker style wall and base cupboards, butchers block style worktops, splashback tiling, Belfast sink with mixer tap, coloured slate tiled floor, plate display rack, recessed ceiling lights, UPVC double glazed side window, UPVC double glazed rear fixed window, part single glazed rear timber stable door to Garden, radiator and door to:

Lobby with coloured slate tiled floor, radiator, UPVC double glazed rear window, Intergas gas central heating boiler and door to Cellar.

On the 1st Floor, there is a Landing with UPVC double glazed rear window, recessed ceiling lights and panel doors to:

Bedroom 1 having 2 UPVC double glazed windows and radiator.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window and radiator.

Bathroom having a white suite including bath with Triton shower over, tiled surround and side screen, rear obscure UPVC double glazed window, pedestal basin, WC, part tiling, obscure UPVC double glazed side window, recessed ceiling lights and radiator.

There is a long Rear Garden having a covered decked area with low picket fence, paved area with shed, blue brick yard area with gate to shared entry, good length lawn, right side pathway, part left side conifers, wisteria and further Garden area beyond currently as vegetable plot with greenhouse.





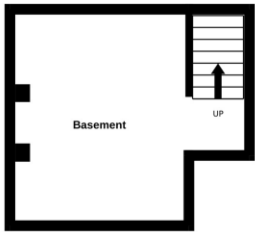
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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

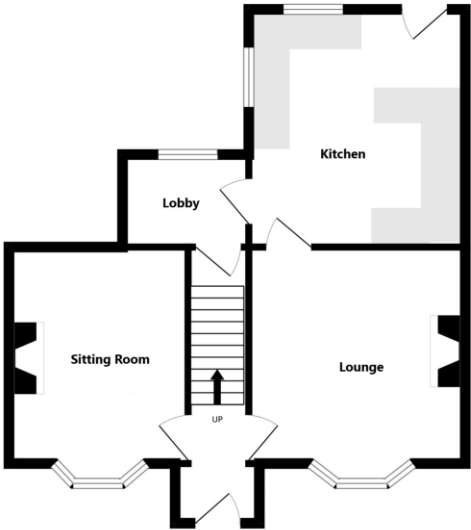


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

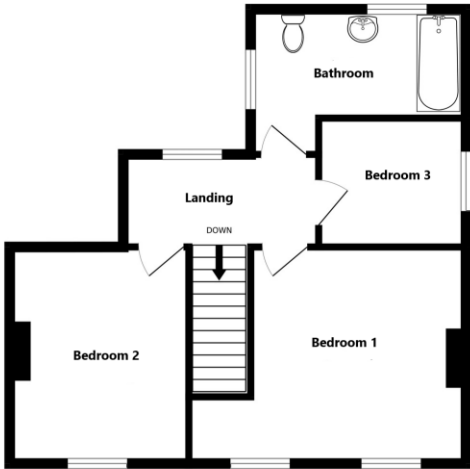
Basement
145 sq.ft. (13.4 sq.m.) approx.



Ground Floor
508 sq.ft. (47.2 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



Entrance Hall
Sitting Room:
13'7" into bay x 9'9" (4.16m x 2.99m)
Lounge:
13'7" into bay x 11'11" (4.16m x 3.63m)
Kitchen:
13'3" x 11' (4.05m x 3.36m)
Lobby
Cellar
Landing
Bedroom 1:
11'11" extends to 15'2" x 11'10"
(3.63m & 4.62m x 3.61m)
Bedroom 2:
11'11" x 9'10" (3.63m x 3m)
Bedroom 3:
8'1" x 6'9" (2.48m x 2.07m)
Bathroom:
11'1" x 5'8" (3.38m x 1.75m)

TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

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

Tenure: The property is Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C

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VALUE. SELL. LET.

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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.