

AP MORGAN



**Vicarage Road, Wollaston, Stourbridge**  
Guide Price £475,000

### Features:

- Well-presented detached family home
- Four generous sized bedrooms
- Stunning open-plan kitchen/diner
- Spacious lounge with log burner
- Family bathroom, WC and en-suite
- Garage and multi-car driveway
- Great rear garden with converted out building
- Highly sought-after location

### Description:

\*\*GUIDE PRICE £475,000 - £500,000\*\*

Introducing this well-presented detached family home, offering four generously sized bedrooms, a stunning open-plan kitchen/diner, a spacious lounge with a log burner, and a superb rear garden with a converted outbuilding. Additional benefits include a large driveway and a garage, all situated in the highly sought-after area of Wollaston, Stourbridge.

On arrival, the property presents a large driveway suitable for multiple vehicles, with the entrance to the side. The property also provides a spacious garage, ideal for additional parking or storage.

Upon entry, the ground floor welcomes you into the entrance hall, a practical space with room for coat and shoe storage. This area also benefits from a WC fitted with a toilet and wash basin, along with additional under-stairs storage. To the right of the entrance hall is the lounge, a generous and comfortable space featuring a log burner and a large bay window that allows plenty of natural light to flow through. Returning to the hallway, you will find the beautiful open-plan kitchen/diner, which initially offers ample space for a family dining table and features French doors opening onto the rear garden. The kitchen itself boasts a central island fit with storage cupboards and an integrated wine rack, ample storage cupboards and worktop space, an integrated dishwasher, and space for freestanding appliances. The kitchen leads into the utility room, fitted with additional cupboards and worktop space, a sink, and under-counter space for utility appliances. The utility room also provides access to both the rear garden and the garage.

The first floor opens onto a large landing with space for additional storage units or decorative features. There are generous double bedrooms to both the left and right, offering excellent space for comfort and storage, along with a well-proportioned single bedroom that is also ideal for use as a home office. Further along the hallway is the family bathroom, fitted with a toilet, wash basin set within a vanity unit with storage cupboards, and a bathtub with an overhead shower. The master bedroom is another generously sized room, ideal for relaxation and larger storage units, and benefits from an en-suite fitted with a toilet, wash basin, and shower cubicle.



AP MORGAN



AP MORGAN



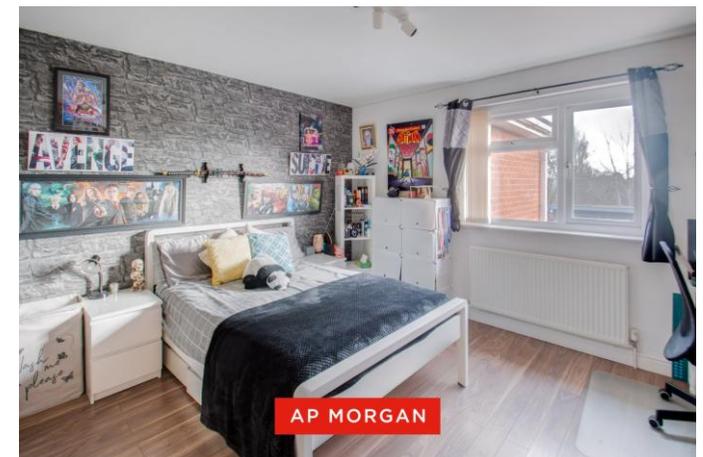
AP MORGAN



AP MORGAN



AP MORGAN



AP MORGAN

The rear garden is initially paved, making it ideal for garden furniture and outdoor dining, and also includes a shed for garden storage. Beyond this is a large lawn with stepping stones leading to the end of the garden, where you will find a fantastic converted outbuilding fitted with power, lighting, internet access, and electric heating.

Situated in the highly sought-after area of Wollaston, Stourbridge, the property offers easy access to local bus routes and train stations and is within walking distance of local schools and a range of amenities, including shops, doctors, and a post office.

**Details:**

**Entrance Hall**

**WC** 4'6" x 2'7" (1.37m x 0.79m)

**Lounge** 13' x 10'11" (3.96m x 3.33m) Both Max

**Kitchen/Diner** 12'11" x 23'1" (3.94m x 7.04m)

**Utility** 8'6" x 6'6" (2.6m x 1.98m)

**Garage** 8'8" x 16'3" (2.64m x 4.95m)

**Landing**

**Master Bedroom** 13'8" x 11' (4.17m x 3.35m)

**En-suite** 5'10" x 5'9" (1.78m x 1.75m)

**Bedroom Two** 13' x 11'11" (3.96m x 3.63m)

**Bedroom Three** 12'11" x 10'11" (3.94m x 3.33m)

**Bedroom Four** 8'6" x 11'11" (2.6m x 3.63m) Both Max

**Bathroom** 5'9" x 8'4" (1.75m x 2.54m)

**Out Building** 18'7" x 7'1" (5.66m x 2.16m)

**EPC Rating:** D

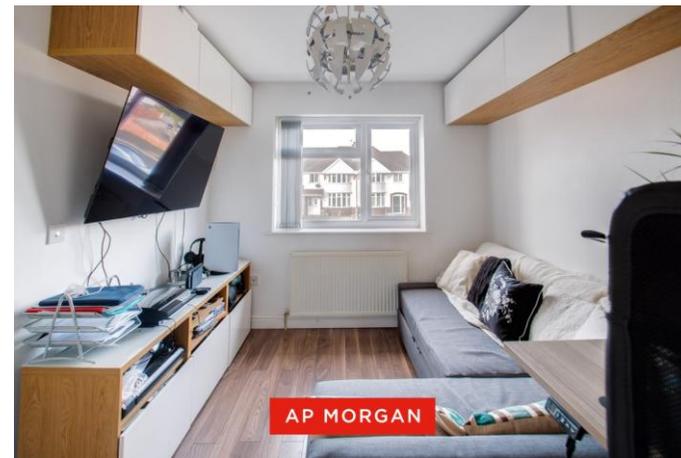
**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



AP MORGAN



AP MORGAN



AP MORGAN



AP MORGAN



AP MORGAN



AP MORGAN

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

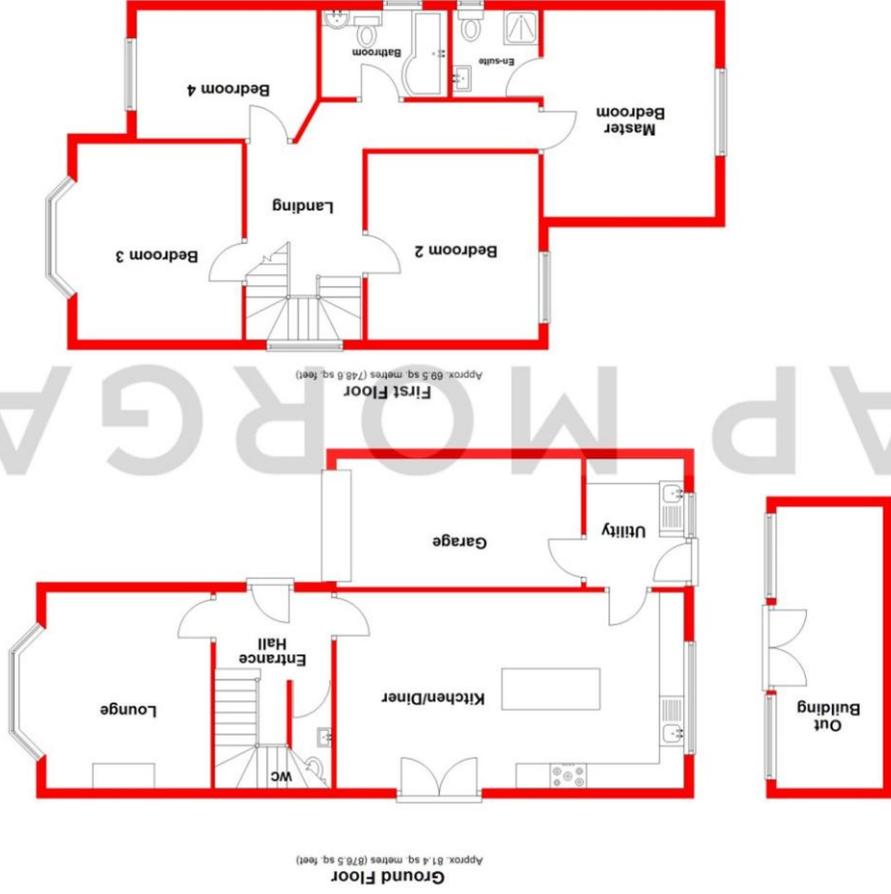
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.