

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.

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)

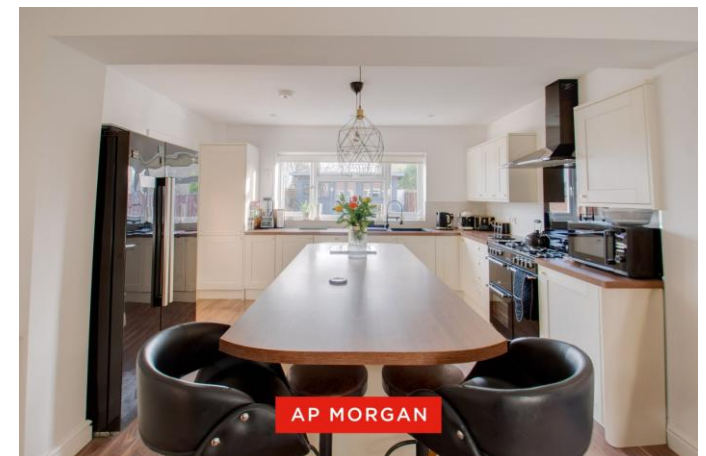
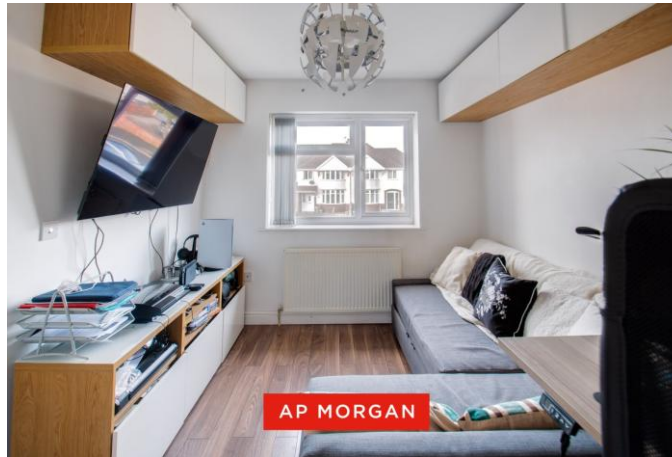
Out Building 18'7" x 7'1" (5.66m x 2.16m)

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.



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Property to sell?

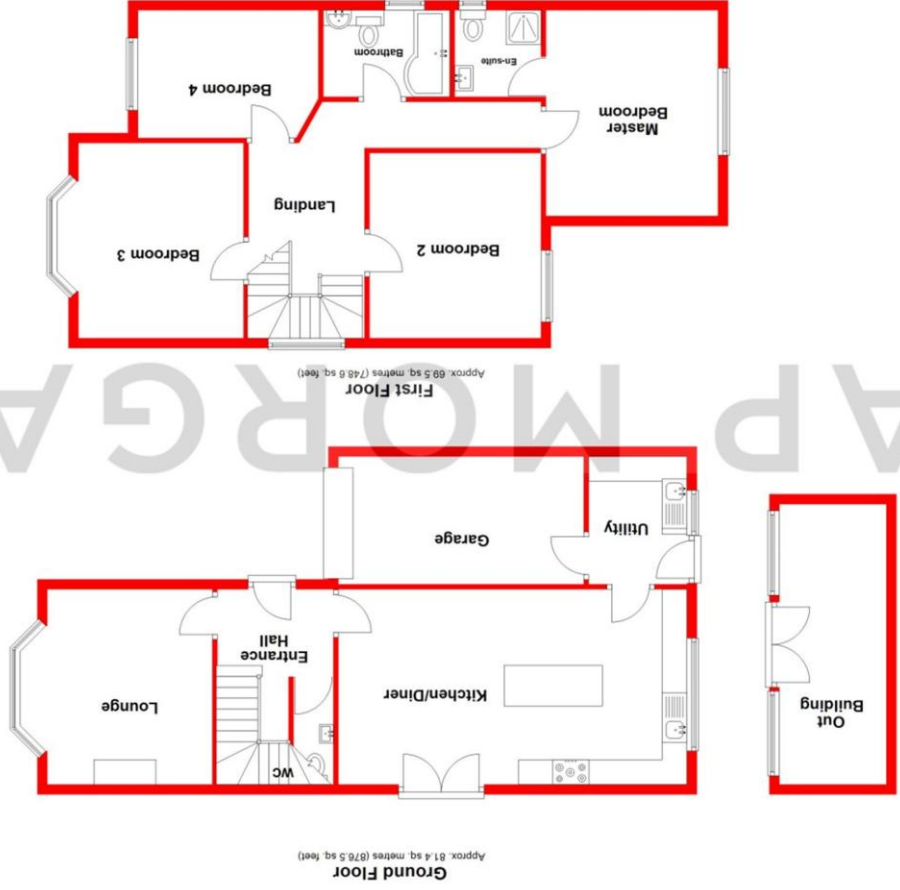
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