

AP MORGAN



Vicarage Road, Wollaston
Offers in the region of £240,000

Features:

- Beautifully presented, two-bedroom, mid-terrace home in Wollaston, Stourbridge.
- Exciting opportunity for first time buyers and downsizers.
- Spacious living room
- Generously sized dining room
- Substantial, rear kitchen
- Two double bedrooms
- Large bathroom
- Versatile and significant rear garden
- Rear drive and garage

Description:

Are you searching for a beautifully presented home in the sought-after village of Wollaston?

Whether you are taking your first step onto the property ladder or looking to downsize without compromise, this charming mid-terrace ticks every box. Wollaston itself is a gem of a location, offering that rare combination of a warm, village community feel with every convenience you could need right on your doorstep. Great local pubs, independent shops, and easy access into both Stourbridge and Dudley make this a location that genuinely works for everyday life.

Step inside and you will immediately notice that this home has been lovingly looked after. The spacious living room is the heart of the home, centred around a stunning dual-fuel log burning stove that makes it the kind of room you genuinely never want to leave on a cold evening. The generously sized dining room gives you real flexibility, whether that is hosting friends or simply enjoying a family meal. The substantial rear kitchen has bags of potential and provides everything you need for day to day living.

Upstairs, two well-proportioned double bedrooms offer comfortable and versatile accommodation, served by a large bathroom that feels far more generous than you might expect from a home of this size.



Outside is where this property really surprises. The rear garden is a significant and versatile space, ideal for entertaining, gardening, or simply enjoying a quiet afternoon in the sun. A rear driveway and garage complete the picture, adding practicality that is hard to find at this price point.

Homes like this, in this condition, in Wollaston, do not hang around. Contact us today to arrange your viewing before someone else does.

Details:

Porch

Living Room 15'3" x 12'4" (4.65m x 3.76m) Both Max

Dining Room 10'3" x 12'4" (3.12m x 3.76m) Both Max

Kitchen 19'9" x 5'5" (6.02m x 1.65m)

Landing

Bedroom One 11'10" x 12'5" (3.6m x 3.78m) Both Max

Bedroom Two 10'3" x 8'3" (3.12m x 2.51m) Both Max

Bathroom 10'3" x 7'1" (3.12m x 2.16m) Both Max



EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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

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

Property to sell?

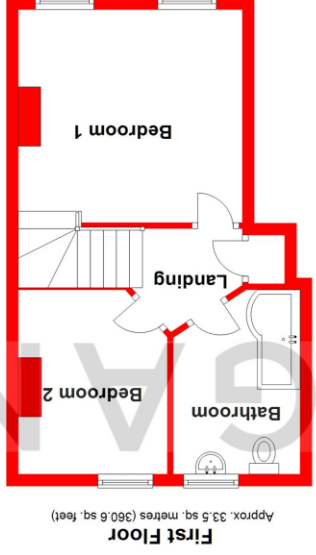
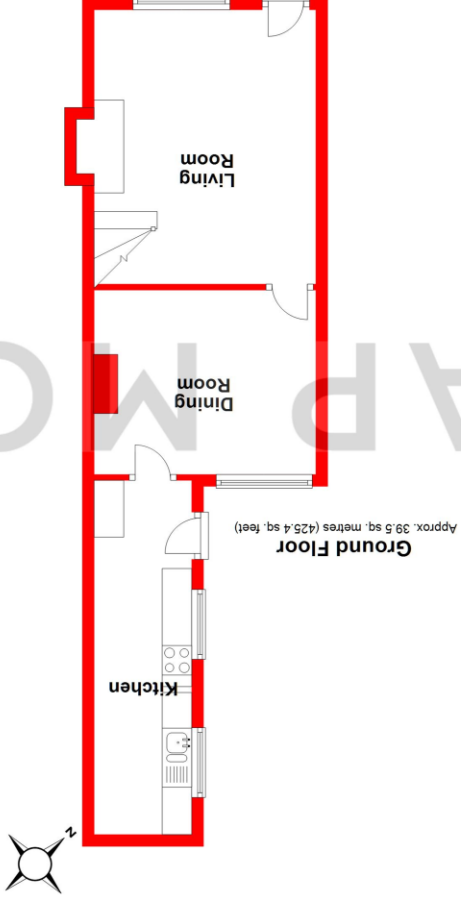
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

Whilst 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 Planip.

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