



63 High Street, Wollaston, Stourbridge, DY8 4NL

BERRIMAN
EATON

63 High Street, Wollaston, Stourbridge, DY8 4NL

This is a period terraced property with a wealth of charming features, and which benefits from parking to the rear and a low maintenance enclosed courtyard garden. The internal accommodation briefly comprises a lounge, breakfast kitchen, downstairs modern shower room and a cellar. To the first floor there are two double bedrooms. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

This location is perfectly positioned to offer excellent access to one of the major roads into Stourbridge, Kingswinford and Wolverhampton (the A491). There are a variety of shops and facilities offered by Wollaston further along the High Street and an Aldi Supermarket also close by. The Wollaston Recreational ground is within walking distance and can be enjoyed by children and dog walkers alike. The closest Primary School is St James Church of England.

DESCRIPTION

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ACCOMMODATION

The LOUNGE is accessed through a composite door with double glazed inserts, there is a double glazed window to the front elevation, log burner, radiator and a wooden floor. The inner lobby has a staircase which leads to the first floor landing. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, integrated oven with gas hob and extractor and space for a dishwasher. There is a double glazed window to the rear elevation, radiator and door into the CELLAR. This is dry lined and can be used as an office/leisure space. The rear lobby has a UPVC door with double glazed opaque inserts, part panelling to the walls and a door into the SHOWER ROOM. This has a walk in shower cubicle with multi headed shower, low level WC and vanity wash hand basin with mixer tap. There is a double glazed opaque window to the side elevation heated ladder towel rail and tiling to the walls and flooring.

The staircase rises to the FIRST FLOOR LANDING with doors to the bedrooms. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobes with mirrored doors and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator, storage cupboard with loft access.

OUTSIDE

To the rear of the property there is a parking area which is for the private use only for this cluster of houses with the access on Firmstone Street. There is rear gated access to a rear courtyard garden which is paved with a fenced boundary, storage and patio area.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows medium to high risk

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Offers In The Region Of
£225,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



63 High Street Wollaston

TOTAL: 69.5sq.m. 748sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Cellar

Ground Floor

First Floor

Cellar
2.69m x 2.18m
(8'10" x 7'2")

Kitchen
3.61m x 2.87m
(11'10" x 9'5")

Living Room
3.64m x 3.27m
(11'11" x 10'9")

Shower Room

Bedroom 1
4.14m x 2.83m
(13'7" x 9'3")

Bedroom 2
4.14m x 3.33m
(13'7" x 10'11")

