



Connells

Leonard Road
Wollaston Stourbridge



Property Description

AN IMPRESSIVE END OF TERRACE PROPERTY SITUATED IN WOLLASTON VILLAGE. OCCUPYING AN ELEVATED POSITION, SET BACK FROM THE ROAD. SPACIOUS THROUGHOUT & WITH CONSERVATORY TO REAR. NO DEDICATED DRIVEWAY BUT AMPLE GRASSED AREA PROVIDING OFF ROAD PARKING WITH DROPPED KERB NEAR THE FRONT OF THIS PROPERTY. SHOPS & SCHOOLS VERY CLOSE BY. ATTRACTIVE WALKS AT THE END OF HIGH PARK AVENUE THROUGH LOVELY COUNTRYSIDE.

To The Front

Steps up to front with lawn and side passageway leading to the entrance door. There is a dropped kerb off the road, near the front of no24. It gives access to a wide pavement with grass area beyond where the owners of no24 park.

Kitchen

Front door leads into kitchen. Double glazed window to the front elevation, a range of wall and base units, worksurfaces, inset sink, extractor fan and dishwasher. Provision for further domestic appliances. Cupboard housing gas combination boiler. Fitted fan light. Black sink has a matching mixer tap with pull out spray attachment. Door to:

Lounge

Double glazed french doors to the conservatory, feature fireplace, wood effect flooring and radiator. Door to entrance hall. Fitted wall lights on two adjacent walls and glass blocks allowing extra sunlight in.

Conservatory

Double glazed P-shaped conservatory with radiator. Doors to rear garden. Large oak effect fan light. Fitted roller blinds to all windows and doors. Ceramic tile flooring.

Entrance Hallway

Further entrance door to the other side elevation, radiator, stairs off to first floor landing, cloaks/wc and lounge.

Downstairs Wc

Double glazed window to the front elevation, part tiled with suite comprising grey gloss fitted low level wc and sink unit. with two doors and a chrome mixer tap. Charcoal grey tile flooring which goes out into the hallway.

Landing

Access to loft and doors to bedrooms and bathroom

Bedroom One

Double glazed window to the front elevation and radiator. Large fitted double mirrored wardrobe.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator

Bathroom

Double glazed window to the side elevation and suite comprising; bath, shower, wash hand basin, wc and radiator.

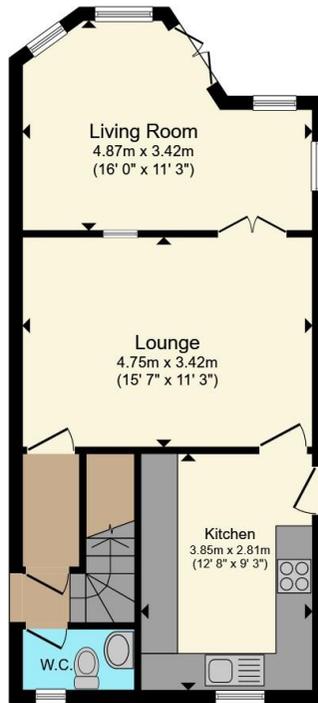
Rear Garden

Fully enclosed rear garden with steps leading to the lawn.

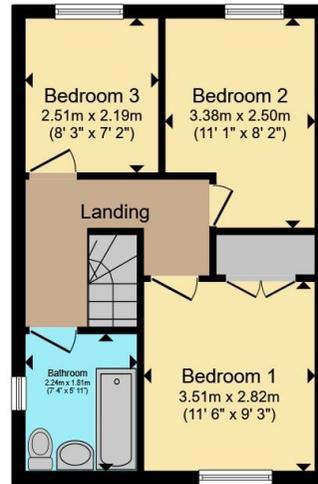
Miscellaneous

All rooms have chrome sockets/ light switches and fitted vertical blinds. All windows are leaded with a stained glass flower design integrated into the top of the two double windows at the front of the property.





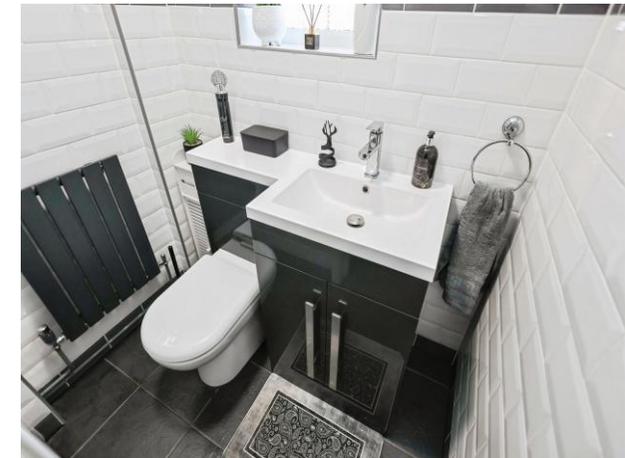
Ground Floor



First Floor

Total floor area 83.5 m² (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11B St. Johns Road
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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/SBR313429

Tenure: Freehold



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