

**Edenfield**
**Wollaston Road,**
**Stourton,**
**Stourbridge, DY7**
**6RX**

Offers In The Region Of
£495,000







WALTON
&
HIPKISS

Edenfield Wollaston
Road
Stourton
Stourbridge
DY7 6RX

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**Reception Hallway**
A generous hallway with period features welcomes you into the home with a traditional wooden staircase. The hallway leads to various rooms including the kitchen and living spaces. There is a unique bar built under the stairs using a space for entertaning

**Lounge**
14'06" x 12'00" (max)
The lounge is a cosy space featuring a large bay window that fills the room with natural light. A classic wooden fireplace provides a charming focal point, and there is an open archway with a view into the dining room.

**Dining Room**
14'06" x 12'00" (max)
The dining room offers a bright atmosphere thanks to a large period bay window. A wooden fireplace adds character to the room, which is accessible from both the lounge and the hallway.

**Breakfast Kitchen**
16'00" x 9'07" (max)
This breakfast kitchen is spacious and bright, featuring ample base and wall cabinets with a combination of white and wooden finishes. Two large windows and a door to the garden bring in plenty of natural light.

**Lootility**
7'11" x 3'09" (max)
The ground floor features a lootiity. A window allows natural light to fill the compact space, and exposed pipework adds a vintage touch.

**Landing**
At the top of the stairs is a landing that opens onto three bedrooms and a bathroom. The area benefits from a natural wood banister and there is a window letting in natural light.

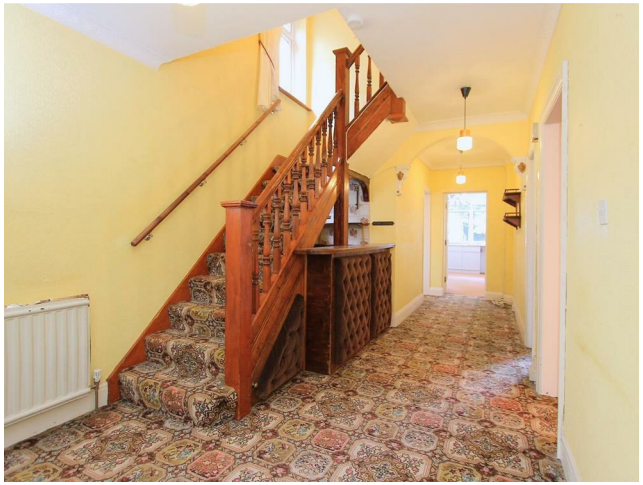
**Bedroom 1**
14'10" x 11'02" (max)
The main bedroom is a bright and spacious room with a large bay window offering garden views. There are built-in wardrobes along one wall, providing excellent storage.

**Bedroom 2**
13'10" x 10'09" (max)
The second bedroom is a good-sized room with a bay window allowing plenty of daylight and having built-in cupboards for storage.

**Bedroom 3**
9'01" x 7'09" (max)
The third bedroom is a compact room with a single window.I t is perfect as a small bedroom or study and features built-in shelving and cupboards for storage.

**Bathroom**
8'10" x 8'00" (max)
The family bathroom is fitted with a suite comprising a corner bath, a separate shower cubicle, a pedestal wash basin, and a low-level toilet. The walls are covered in a distinctive brown patterned tiling, and a window provides natural daylight, adding to the room's warmth.





**Single Garage**
A single garage with external access is located to the side of the property. It offers practical storage.

**Anti-Money Laundering Regulations**
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers.
We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf. Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.



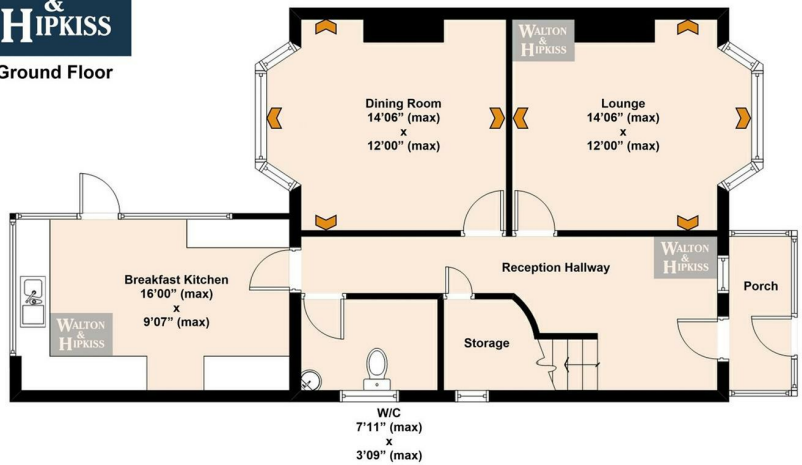
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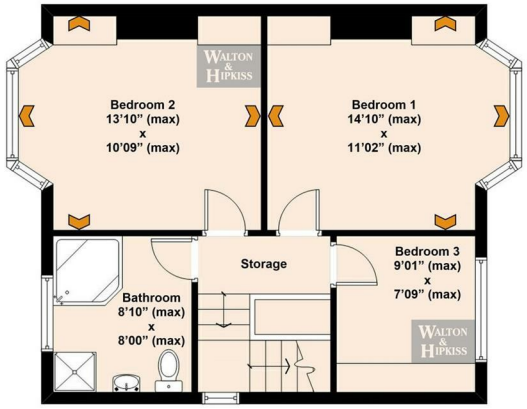


Ground Floor



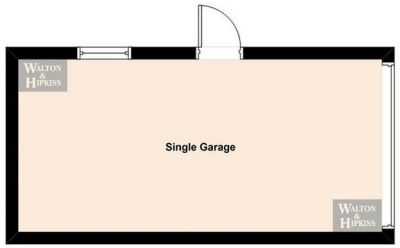

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Ground Floor



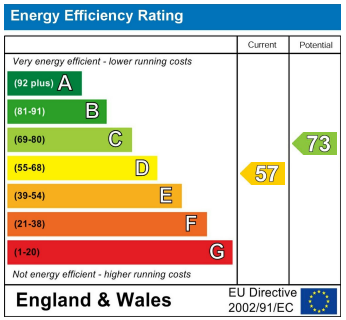

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Ground Floor




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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.




**EPC Rating:** D
**Council Tax Band:** D

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