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**1 Falcon Rise**  
Wollaston



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## 1 Falcon Rise, Wollaston, Stourbridge, DY8 4QQ

This 3 Bedroom Semi-detached Family Home has a modern contemporary feel, being well presented and appointed and is well worth early inspection to fully appreciate.

Falcon Close is a cul-de-sac location, leading off Ridge Street, approached from Bridgnorth Road/Vicarage Road, where the property enjoys the wider corner plot with Driveway parking and is further enhanced by the good size south facing Rear Garden, also with Garden Cabin & Store (offering flexible use). There are also great amenities in Wollaston with easy reach.

With gas central heating, UPVC double glazing and comprising, Reception Hall, Lounge, Dining Kitchen, Landing, 3 Excellent Bedrooms and modern white Bathroom.

OVERALL, A SURPRISINGLY SPACIOUS PROPERTY WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with part obscure UPVC double glazed door and side screens, stairs to 1st Floor, recessed ceiling lights, vertical radiator, laminate floor and glazed door and screen to Lounge.

There is a generous size Lounge having a recessed electric fire, vertical radiator, UPVC double glazed rear window, laminate floor and door leading off to the Dining Kitchen.

The Dining Kitchen is a through room with the Kitchen Area, to the rear, having a modern range of wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, Hotpoint built-in oven, Hotpoint gas hob with cooker hood over, appliance space, rear UPVC double glazed window, part obscure double glazed UPVC side door and Dining Area, to front, having radiator, recessed ceiling lights and UPVC double glazed window.

On the 1st Floor there is a Landing having side UPVC double glazed window, vertical radiator, loft access, recessed ceiling lights and doors to 3 Bedrooms and Bathroom.

There are 3 generous double Bedrooms, each with UPVC double glazed window and radiator.





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The Bathroom has a modern white suite including bath with Mira shower over, semi recessed basin with vanity cupboard below, WC, obscure UPVC double glazed front and side window, chrome ladder radiator and part tiling.

By virtue on the end position, the wider Rear Garden is a good size, being south facing and having a paved patio, lawn, pathway to Garden Cabin, raised side planting bed, low fence, side Garden Area with lawn and vegetable plot, together with a pedestrian gate to the front and side double gates onto Ridge Street. The Garden Cabin is a great addition, having flexible use and includes UPVC double glazed doors, UPVC double glazed window, electric heater and power points. There is also a Store.

At the front, there is a tarmac Driveway providing off road parking and lawn to the front corner.

**Tenure: Freehold. Construction: Brick with a pitched tiled roof.**  
**Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).**  
**Council Tax Band C.**

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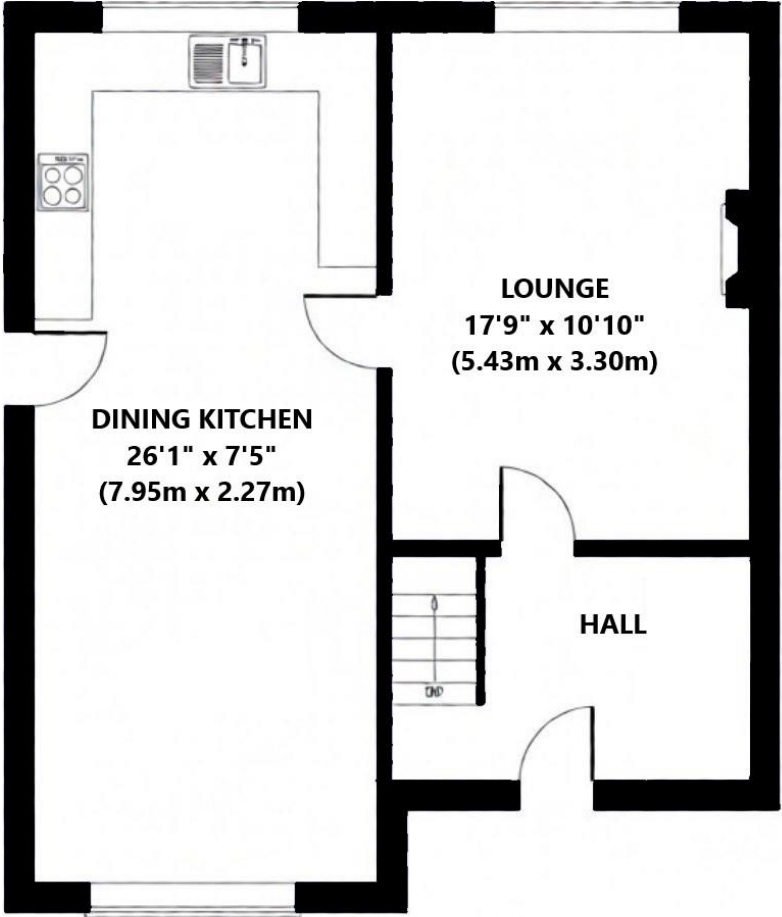




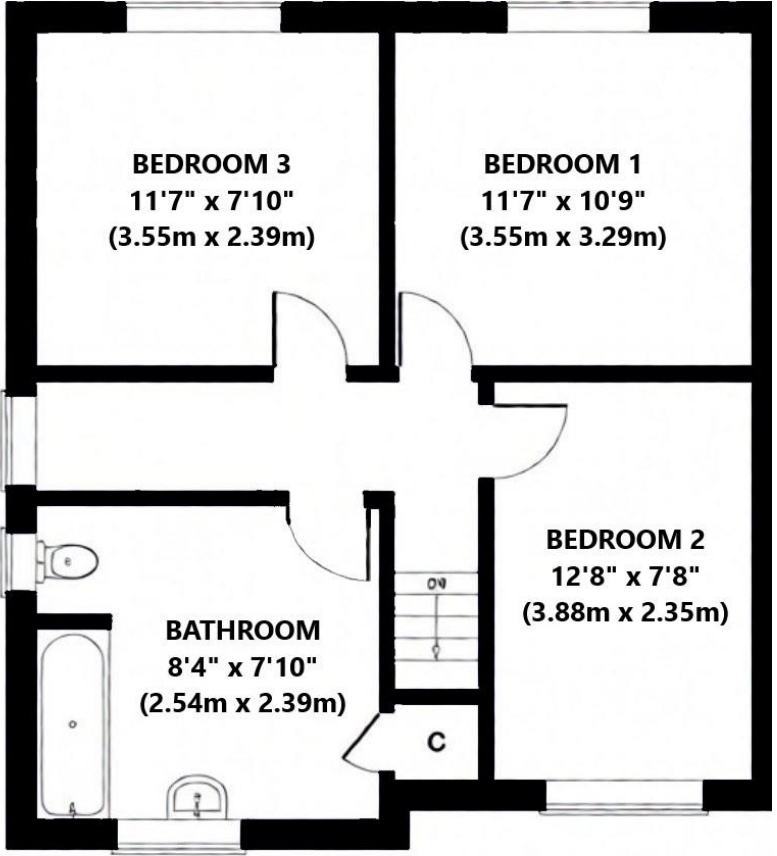


# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

[www.leeshaw.com](https://www.leeshaw.com)







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### **SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks ([https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.