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12 Bridle Road
Wollaston

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12 Bridle Road, Wollaston, Stourbridge, DY8 4QE

This much improved, 2 Bedroom Period style Terraced property offers surprisingly spacious and attractively presented accommodation being well worth inspection to fully appreciate.

Bridle Road is a much sought after location leading off Bridgnorth Road, local to Wollaston Village with its array of shopping facilities, schooling and amenities, together with further amenities available within Stourbridge Town, making it convenient.

With gas central heating, double glazing and comprising: Lounge, Lobby with Store off, open-plan Kitchen/Dining/Sitting Room, Ground Floor Bathroom, Landing, 2 Bedrooms and Loft Room.

OVERALL, THIS IS A STYLISH & UPDATED PROPERTY WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Lounge, to the front, with UPVC double glazed window, cupboard with electric meter, part obscure UPVC double glazed front door and overhead screen, picture rail and door leading off.

The Lobby has an archway to the Kitchen and door to Understairs Store (with stepped entrance).

There is an open plan Kitchen/Dining/Sitting Room having a defined Sitting Area with laminate floor, recessed ceiling lights, recessed fireplace with beam mantel and tiled hearth (**Note: the log burner is not included in the sale**), door and staircase off to first floor and opening to the Dining/Kitchen Area having a breakfast bar on the Sitting Room side, butchers block style worktops, tiled splashbacks, a range of shaker style wall and base cupboards, 2 bowl Belfast style sink with mixer tap, integrated dishwasher, integrated washing machine, Kenwood range cooker with AEG cooker hood over, UPVC double glazed roof lantern, laminate floor, recessed ceiling lights, table space and rear Lobby, also with laminate floor, recessed ceiling lights, rear UPVC double glazed doors to Garden and with door to Bathroom.

The Ground Floor Bathroom has a stylish modern white suite, including bath, WC, basin with tiled splashback, Shower with drainage point to tiled floor, waterfall shower over, tiled surround and side screen, obscure UPVC double glazed rear window, recessed ceiling lights and shaver point.

On the first floor, there is a Landing with door and staircase to Loft Room and doors to 2 Bedrooms.

Bedroom 1 has a UPVC double glazed window to the front, engineered oak floor, cast fireplace, picture rail and open recessed stair head Store (with rail and shelving).

Bedroom 2 has a rear UPVC double glazed window and laminate floor.



The Loft Room has a double glazed roof window to front and rear, balustrade rail to stairs, eaves store on both sides and laminate floor. **(Note: there is no Building Regulation Approval for the Loft Room).**

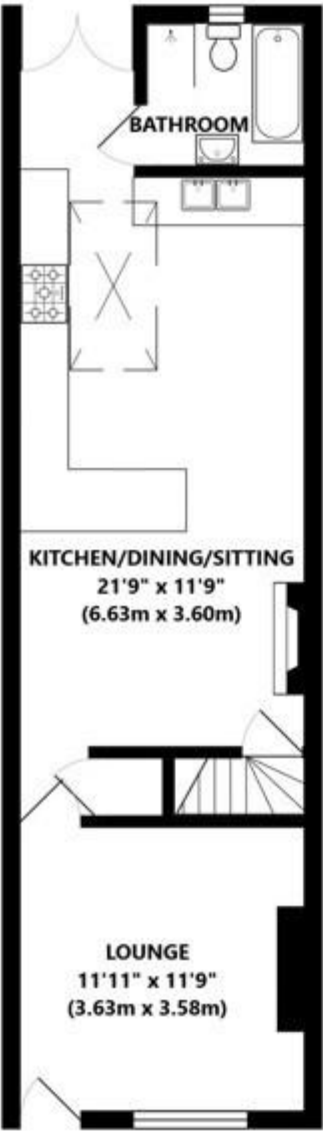
The Rear Garden has steps onto a raised decking patio having balustrade rail to part and steps leading off to a lawned garden area with rear gravel area beyond, having shed. There is an External Store (housing the gas central heating boiler).

At the front, there is a wall with wrought iron gate, brick pathway to the front entrance and gravelled area with shrub.

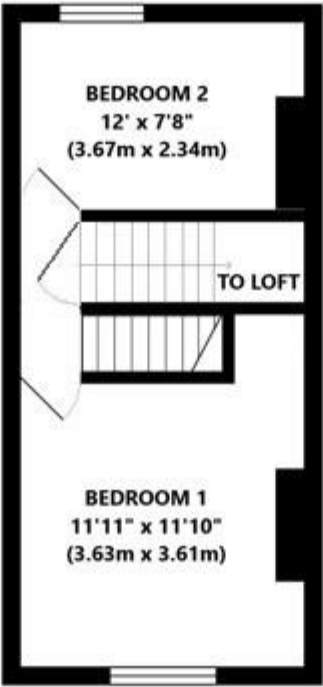
Tenure: Freehold
Council Tax Band: B



FLOOR PLANS

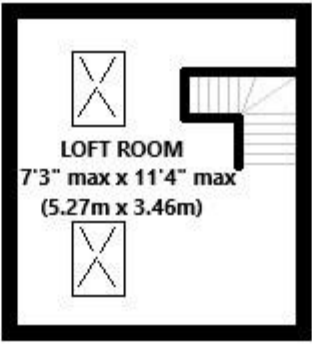


Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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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>

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