





A well-presented three-bedroom home situated at the start of Stockwell Avenue, just off Acres Road, conveniently located close to local shops on Woods Lane and Merry Hill, with Thorns Secondary School within the street.

The property offers a welcoming entrance hallway leading to a bright and spacious lounge with bay window, and a modern kitchen/diner fitted with a range of units and patio doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, and a family bathroom with a three-piece suite and shower over bath.

Externally, the property benefits from a driveway to the front, and to the rear a garden and a spacious garage with power, lighting, and additional access—ideal for storage or workshop use.

Available with no upward chain.



## Hall

Accessed via a UPVC double glazed side entrance door, the welcoming hallway offers useful under-stairs storage and a smoke alarm, with doors leading to the principal ground floor accommodation.

## Kitchen/Diner

A spacious and well-appointed kitchen fitted with a range of matching base and eye-level units, complemented by wood block-effect work surfaces. Features include a stainless steel sink with mixer tap, integrated gas hob with oven and grill, extractor hood, and plumbing for under-counter appliances. A UPVC double glazed window overlooks the rear, alongside a rear access door. The dining area benefits from a central heating radiator and UPVC double glazed sliding patio doors opening onto the garden, with ceiling spotlights providing a modern finish.

## Lounge

A bright and comfortable living space featuring an electric fireplace as a focal point. Benefiting from a UPVC double glazed bay window to the front and an additional side window, the room is filled with natural light. Additional features include a central heating radiator, TV point, telephone point, and staircase rising to the first floor.

## Landing

With a UPVC double glazed frosted window to the side elevation, the landing provides access to the loft via hatch, includes a smoke alarm, and leads to all first-floor rooms.



## Bedroom One

A generously sized double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and a comprehensive range of fitted wardrobes and storage cupboards.

## Bedroom Two

A well-proportioned bedroom featuring a UPVC double glazed window to the front elevation and a central heating radiator.







### Bedroom Three

A further bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and additional high-level storage cupboards.

### Bathroom

Fitted with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a bath with electric shower over and glass screen. Additional features include a frosted UPVC double glazed rear window, extractor fan, airing/storage cupboard, and central heating radiator.

### Garage

A spacious garage located to the rear of the property, featuring an up-and-over door to the front, along with double side access doors. The space is further enhanced by a UPVC double glazed window, allowing for natural light. This versatile area is ideal for use as a workshop or for additional storage, including bicycles.

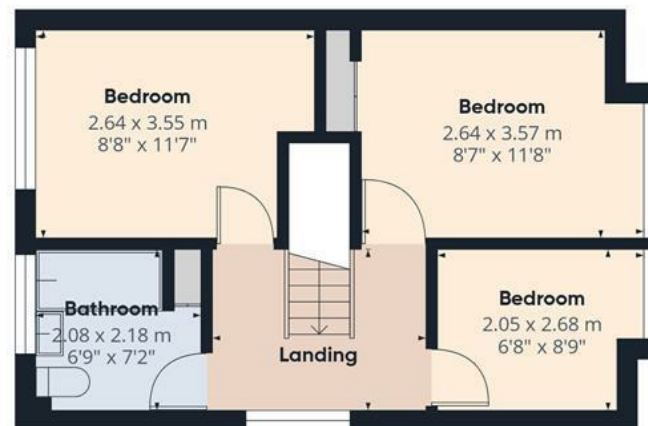




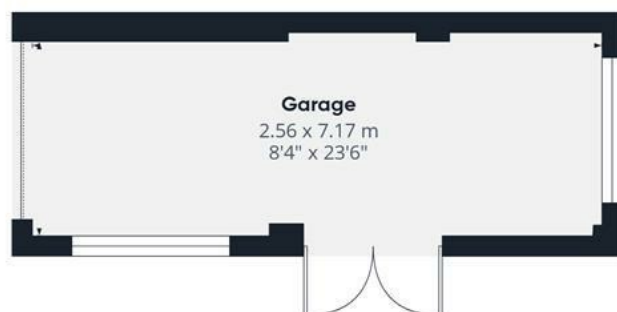




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

94.4 m<sup>2</sup>

1016 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

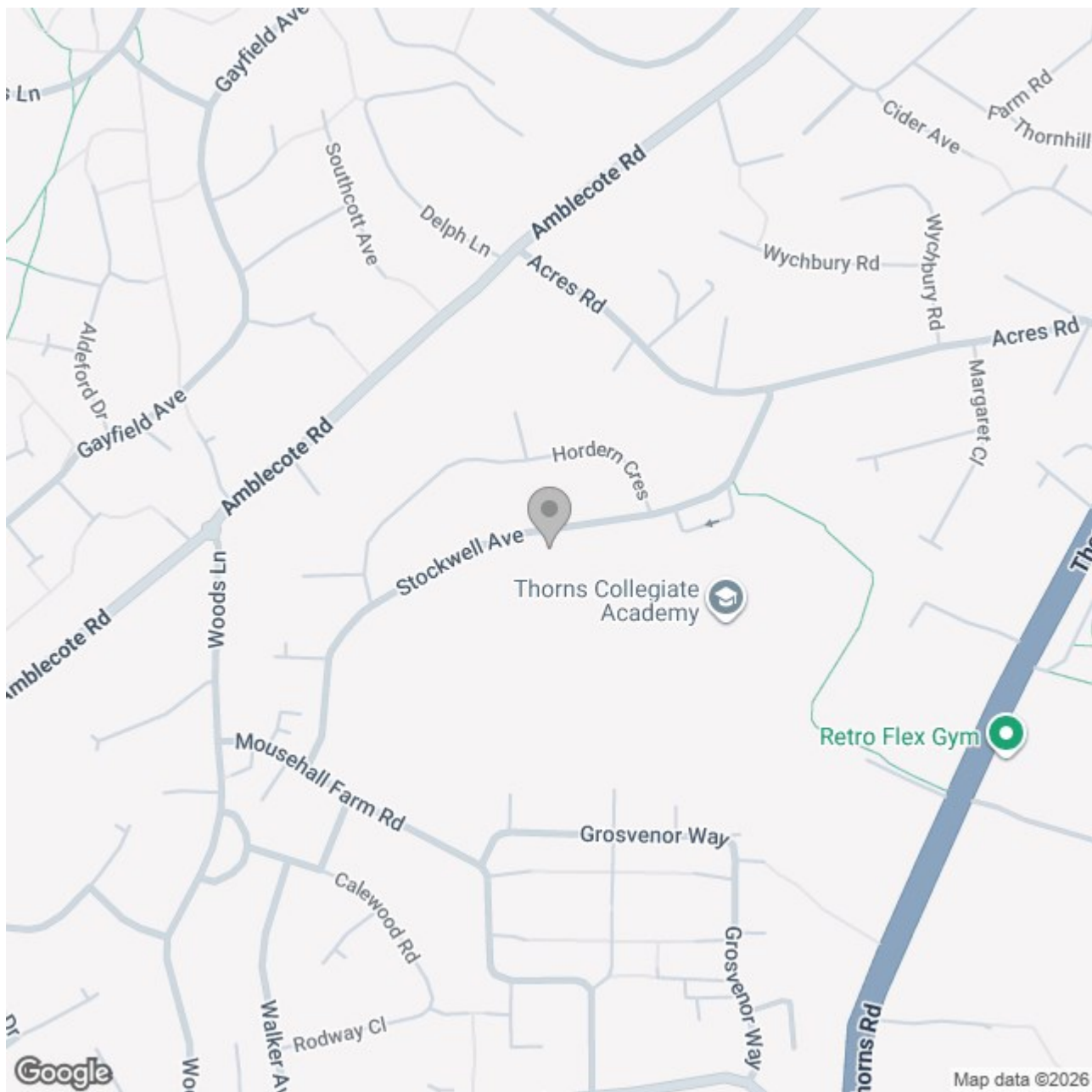
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC