





A well-presented three-bedroom home, ideally positioned close to excellent local schooling and amenities, with a wider range of shops, restaurants and supermarkets available in Stourbridge town centre.

The property offers a welcoming entrance hallway with useful storage, leading to a spacious and light-filled lounge with a bow window to the front, flowing through to a defined dining area—perfect for both everyday living and entertaining. The modern kitchen is fitted with a range of units and work surfaces, offering ample space for appliances and convenient access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous front-facing rooms, alongside a contemporary family bathroom fitted with a three-piece suite and shower over bath.

Further benefits include gas central heating, double glazing throughout, and well-planned storage, making this an ideal home for families or first-time buyers alike.

Available for sale with no upward chain.



Hallway

Welcoming entrance with a UPVC double-glazed front door and frosted glass window to the front elevation. Features include a telephone point, smoke alarm, central heating radiator, and a convenient cloakroom cupboard with shelving. The hallway also houses the meter cupboard containing the gas meter and provides access to the staircase leading to the first-floor landing, as well as an internal door to the lounge.

Lounge/Dining Area

Spacious lounge with a UPVC double-glazed bow window to the front, filled with natural light, and a central heating radiator. To the rear, a designated dining area benefits from a UPVC double-glazed window and a frosted rear entry door, ideal for family meals or entertaining guests.

Kitchen

Modern kitchen with a UPVC double-glazed window and rear entry door, offering excellent natural light and access to the garden. The space features a range of matching base and wall units with granite-effect work surfaces, a stainless steel sink and drainer with mixer tap, and integrated stainless steel extractor hood. There is ample space for freestanding and under-counter appliances, plus a useful under-stair storage cupboard housing the electrical consumer unit and electric meter. Ceiling spotlights complete this practical and stylish kitchen.

Landing

Providing access to all first-floor bedrooms and bathroom. There is also an airing cupboard housing the central heating combination gas boiler with shelving smoke alarm and access into a loft space.



Bedroom One

Spacious front-facing room with a UPVC double-glazed window and central heating radiator.

Bedroom Two

Another generous front-facing bedroom with a UPVC double-glazed window and central heating radiator.

Bedroom Three

Rear-facing room with a UPVC double-glazed window and central heating radiator, perfect for a home office or nursery.

Bathroom





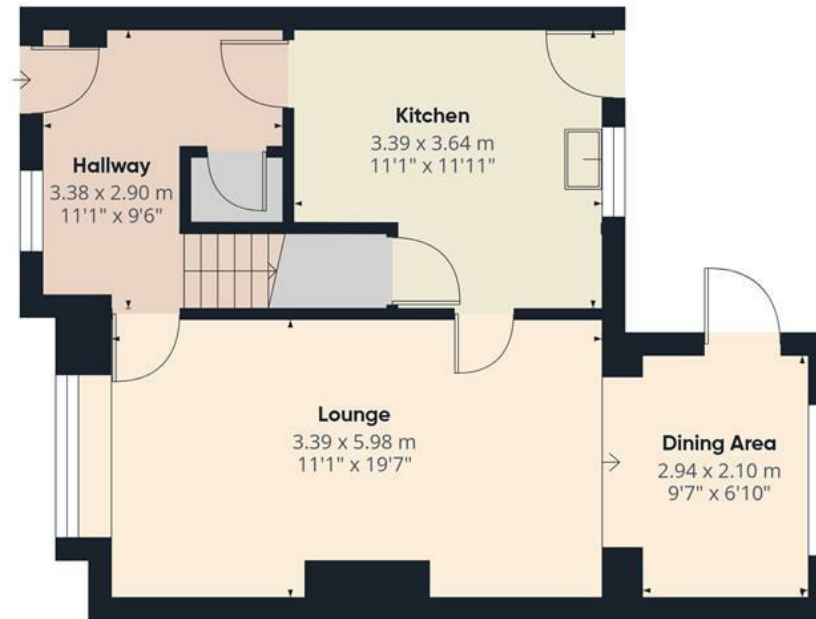


With a UPVC double-glazed frosted window to the rear. Comprising a three-piece suite with low-level WC, wash basin with mixer tap, and a bath with electric shower overhead. Finished with wall boarding, ceiling spotlights, an extractor fan, and a chrome heated towel radiator.

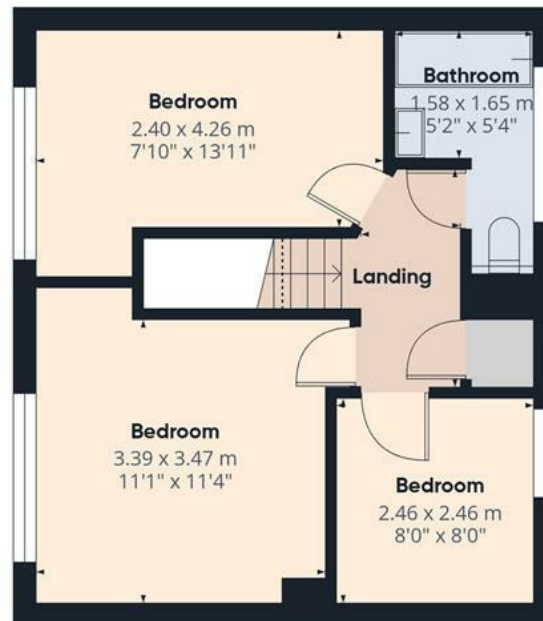








Floor 0



Floor 1



Approximate total area⁽¹⁾

86.3 m²

929 ft²

(1) Excluding balconies and terraces

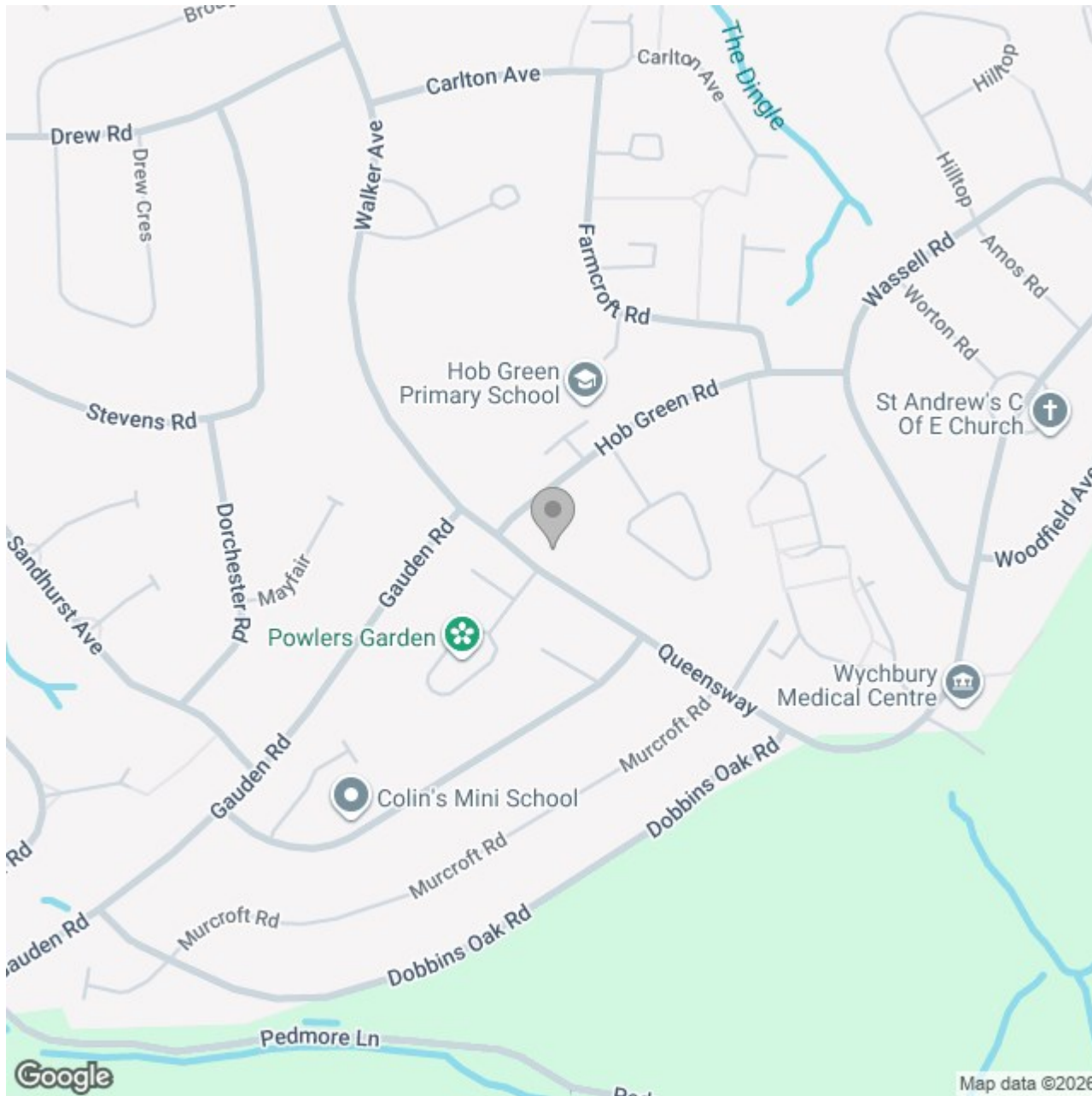
Reduced headroom

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) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	