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SALES & LETTINGS

Hungary Hill, Stourbridge, West Midlands, DY9 7PS

Asking Price £275,000



https://www.abodemidlands.co.uk







A fantastic opportunity to purchase this well-presented three-bedroom family home, conveniently situated in Stourbridge and offered to the market with the benefit of no upward chain, making it an ideal purchase for both first-time buyers and growing families.

The property briefly comprises an entrance hallway, ground-floor WC, spacious lounge/diner with French doors opening towards the rear garden, fitted kitchen, three well-proportioned bedrooms, first-floor WC and family bathroom.

Further benefits include UPVC double glazing, gas-fired central heating, a combination boiler, useful understairs storage and loft access.

Ideally suited to family living, the property offers versatile accommodation with separate living and dining areas, three bedrooms and the added convenience of two WC facilities.

The property is situated in a convenient residential location within Stourbridge, offering access to a range of local amenities, shops, schools, leisure facilities and public transport links. Stourbridge town centre provides a wider selection of shopping, dining and everyday facilities, together with transport connections for commuting.

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Hallway

Accessed via a UPVC double-glazed entrance door, the hallway benefits from two UPVC double-glazed frosted windows to the front elevation, allowing natural light into the space. There is a staircase rising to the first-floor landing, together with a useful understairs storage cupboard housing the gas-fired combination central heating boiler. Further features include a UPVC double-glazed window to the side elevation, electrical consumer unit, electric meter, smoke alarm, carbon monoxide detector and central heating radiator. Internal doors lead to:

W.C.

Fitted with a UPVC double-glazed frosted window to the side elevation and comprising a low-level WC and wash hand basin with mixer tap and splashback.

Lounge/Diner

A spacious dual-aspect reception room, thoughtfully arranged into separate lounge and dining areas. The lounge area to the front of the property benefits from a UPVC double-glazed bay window to the front elevation, central heating radiator, TV aerial point and telephone point.

The dining area to the rear offers an ideal space for entertaining and family dining, featuring UPVC double-glazed French doors with adjoining double-glazed windows overlooking the rear garden, together with a central heating radiator.



Kitchen

Fitted with a range of matching base and eye-level storage units and drawers, complemented by wood-block-effect work surfaces with drop-edge finish. Further features include a stainless steel sink and drainer with mixer tap, four-ring hob, oven and grill, stainless steel extractor hood, plumbing and space for freestanding undercounter appliances, ceiling spotlights and central heating radiator. A UPVC double-glazed window to the rear elevation provides natural light.




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Landing

Having a UPVC double-glazed frosted window to the side elevation, smoke alarm and loft access via a ceiling hatch. Internal doors lead to:

First Floor W.C.

Fitted with a UPVC double-glazed frosted window to the side elevation and comprising a low-level WC and wash hand basin with mixer tap and splashback.

Bedroom One

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

Bedroom Two

A further bedroom benefiting from a UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Three

A third bedroom featuring a UPVC double-glazed window to the rear elevation and central heating radiator.

Bathroom

Fitted with a two-piece bathroom suite comprising a low-level WC and panelled bath with electric shower over and glass shower screen. Further features include a UPVC double-glazed frosted window to the front elevation, complementary wall tiling, central heating radiator, ceiling spotlights and extractor fan.

























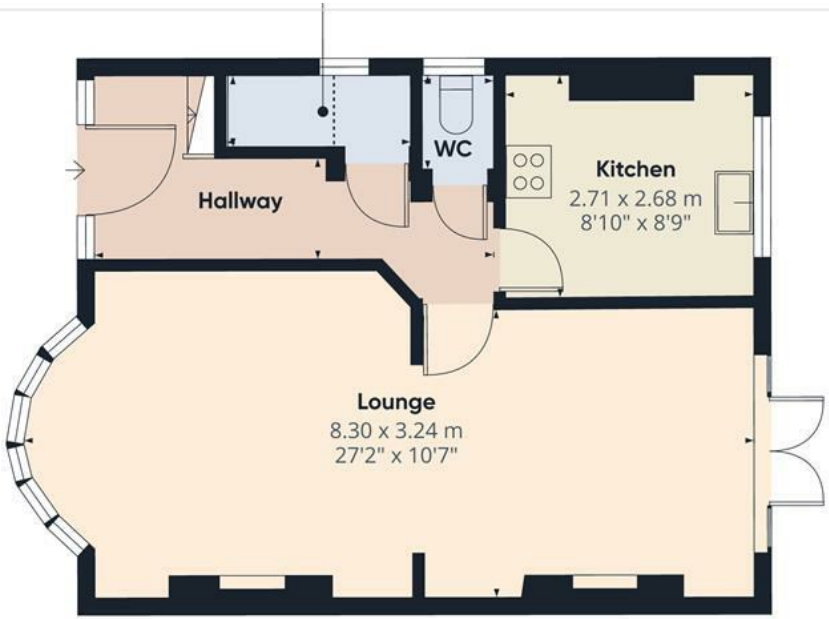

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

95.8 m²

1031 ft²

Reduced headroom

0.9 m²

10 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.

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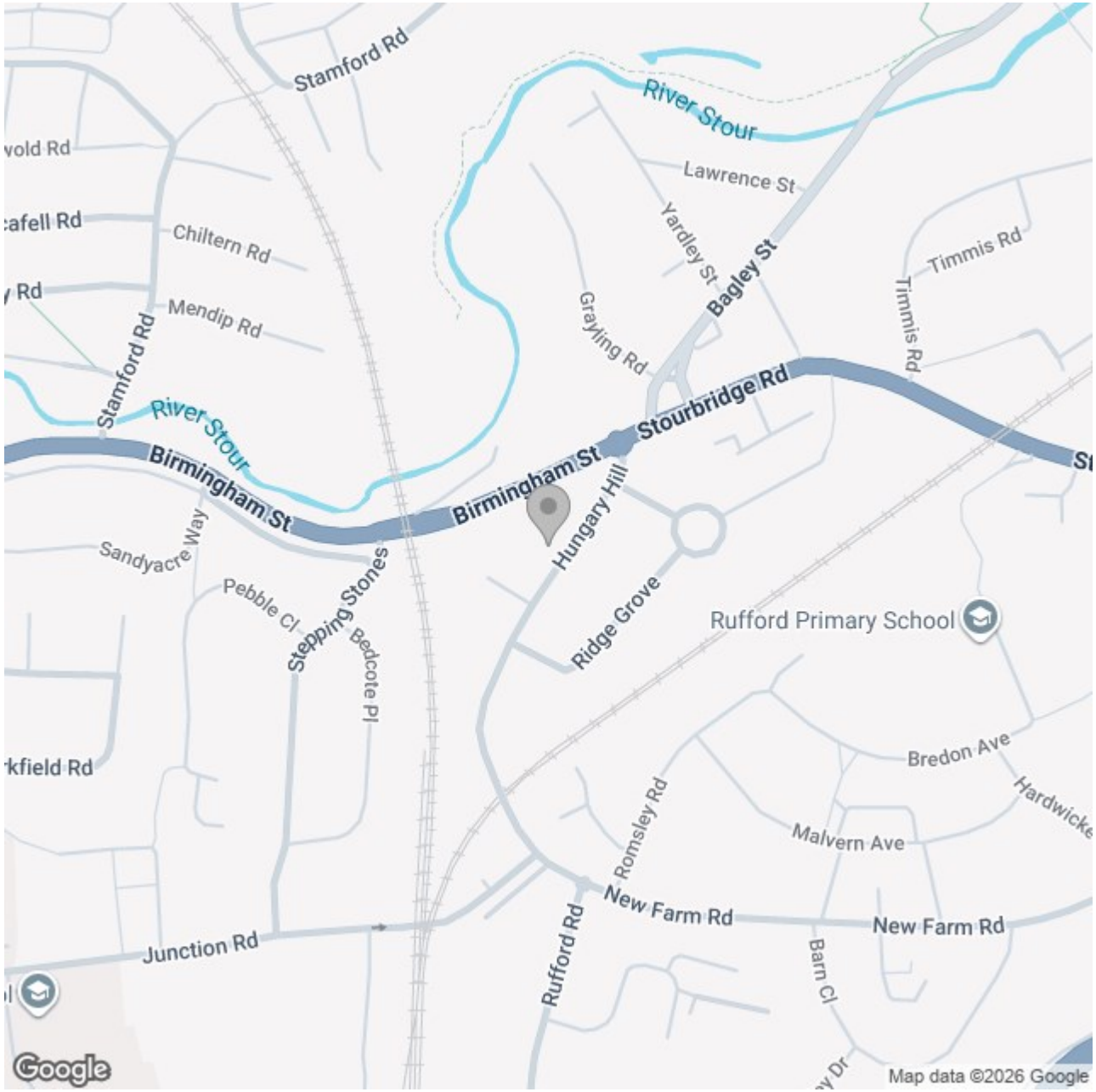

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.