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Swan Street
Stourbridge

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13 Swan Street, Stourbridge DY8 3UU

This Extended Semi-detached Family Home with Loft Conversion provides surprisingly spacious accommodation and is well worth viewing to fully appreciate.

Conveniently located, the property is immediately adjacent to Swan Pool Park and is well placed for Stourbridge Town having a wide range of amenities including schools and is well served by bus and rail links together with good road access to the M5 Motorway and beyond.

With gas central heating and briefly comprising: Hall, Dining Room with archway to Lounge, Breakfast Room, Kitchen, Utility & Guest Cloakroom, 1st Floor Landing, 4 Bedrooms, Bathroom, Separate Shower Room, 2nd Floor Loft Conversion/Bedroom 5 and Garage (Store).

OVERALL, THIS IS A PROPERTY WHICH OFFERS A VERSATILE LAYOUT AND PROVIDES FURTHER POTENTIAL TO PERSONALISE AND MAKE YOUR OWN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall with tiled floor, stairs off to 1st Floor with spindle balustrade, Store and doors leading off.

The Dining Room has rear doors opening to the Garden and wide archway to the Front Lounge having bay window, pine mantel fireplace with hearth and inset fire.

A Breakfast Room leads from the end of the Hall having tiled floor, rear window and archway to the Kitchen.

The Kitchen has a range of shaker style wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, Diplomat built-in oven, Diplomat gas hob with cooker hood over, rear window and side door to Garden. A door gives access to the Utility having worktop with appliance spaces below, wall cupboards, recessed ceiling lights and door to Guest Cloakroom having a white suite with wc, basin having tiled splash back and cupboard below, recessed ceiling lights and extractor.

On the 1st Floor there is a split level Landing with doors leading off to 4 Bedrooms, Bathroom, Shower Room and door and stair access to Loft.

There are 4 good size Bedrooms. Bedroom 2 & 4 at the rear have views to the Park and Bedroom 3 is a wide room in 2 parts (both having door access to the Landing). There is a Bathroom with white suite including bath, wc, basin and Airing Cupboard with Worcester gas central heating boiler and a Separate Shower Room, also with white suite including shower cubicle with screen and bi-fold door and Mira shower, wc, basin with tiled splash back and cupboard below, chrome ladder radiator, side window, extractor and recessed ceiling lights.

On the 2nd Floor there is Loft Room/Bedroom 5 having rear dormer with 3 windows with view to Park, radiator, recessed ceiling lights, eaves Stores and side roof window.

Outside there is a reduced size Garage providing storage, front Driveway providing off road parking and good size Rear Garden having a paved patio leading onto lawn and with a west facing aspect.

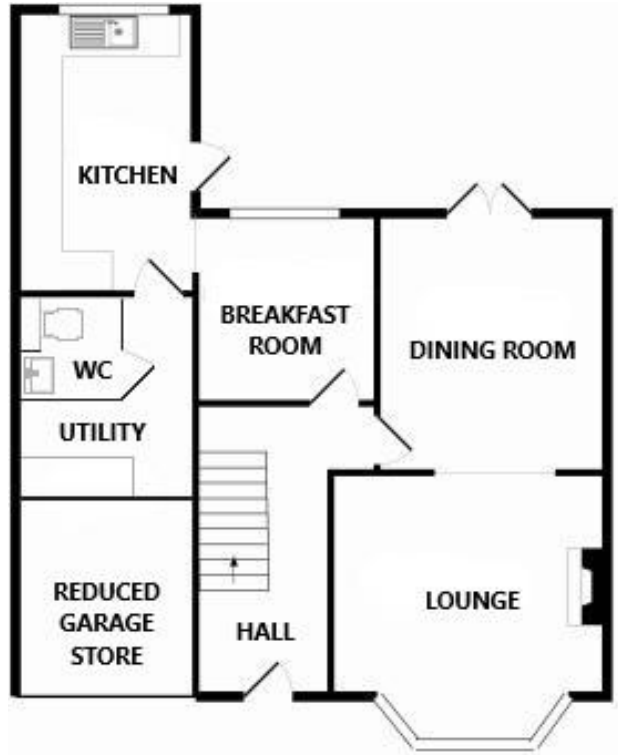
Tenure: Freehold
Council Tax Band: C





FLOOR PLANS

Reception Hall: 14'4" x 6'3" (4.37m x 1.92m)
Dining Room: 12'8" x 10'11" (3.88m x 3.32m)
Lounge: 13' x 12'1" into bay (3.96m x 3.70m)
Breakfast Room: 8'5" x 8'3" (2.56m x 2.51m)
Kitchen: 13'4" x 7'9" (4.07m x 2.36m)
Utility: 8'2" x 4'9" (2.49m x 1.45m)
Guest Cloakroom: 4.3" max x 3'10" (1.29m x 1.16m)
Landing
Bedroom 1: 11' x 10'6" (3.36m x 3.20m)
Bedroom 2: 10'11" x 8'10" (3.34m x 2.70m)
Bedroom 3: 8'5" x 6'11" & 11'5" incl ward x 9'11" (2.58m x 2.12m & 3.48m x 3.02m)
Bedroom 4: 13'2" incl ward x 7'6" (4.02m x 2.29m)
Bathroom: 8'5" x 8'4" (2.58m x 2.56m)
Shower Room: 5'8" x 4'11" (1.74m x 1.50m)
Loft Room/Bedroom 5: 23'11" max x 14'8" (7.31m x 4.49m)
Garage (Store): 9'3" x 8'6" (2.82m x 2.61m)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 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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