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South Road
Stourbridge

Greenhurst, 39 South Road, Stourbridge DY8 3YA

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Greenhurst is a delightful Period style, 5 Bedroom End of Terrace Family Home, offering substantial accommodation over 3 Floors totalling over 2300 sq ft plus the cellar, standing well with walled front having gated entrance to the good size Driveway, providing off road parking, together with Garage & Rear Store.

The property is located at this popular Norton Address being well placed for amenities and schools, close to Mary Steven's Park, convenient for Stourbridge Town, train station and with the surrounding road network giving access to the M5 Motorway and beyond.

The property retains some period features and is enhanced by a large extended refitted Breakfast Kitchen having vaulted ceiling to part, Velux roof window and bi-fold doors to Garden, creating the wow factor.

Briefly comprising: Reception Hall (with Cellar off), Front Lounge with bay, Rear Sitting Room, Through Dining Room, stunning large Breakfast Kitchen, separate Utility Room, Ground Floor Shower Room, 1st Floor Landing, 3 Double Bedrooms, House Bathroom, 2 Shower Rooms, 2nd Floor Landing and 2 Double Bedrooms.

OVERALL, A GREAT OPPORTUNITY FOR A SURPRISINGLY SPACIOUS FAMILY HOME – INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE.



On the Ground Floor, there was a generous size L-shaped Reception Hall having front door with coloured leaded single glazed side and overhead screens, ceiling rose and cornice, stairs to 1st Floor with spindle balustrade and doors leading off.

There is door and Cellar access with steps leading from the Reception Hall.

The Dining Room is a through room having UPVC double glazed front window with coloured leaded features, rear UPVC double glazed window and with ceiling rose and cornice.

The rear Sitting Room has a UPVC double glazed window, fireplace recess, ceiling rose and cornice.

There is a Lounge to the front, with UPVC double glazed bay window, having coloured leaded features, mantel fireplace with hearth and log burner, ceiling rose and cornice.

The main feature of the property is the extended Breakfast Kitchen, which is re-fitted having a range of grey wall and base cupboards, there is a long length of base cupboards on the one side with oak butchers block worktop, together with space for a Range Cooker (not included) with tiled splash back and integrated cooker hood over. On the other side of the Kitchen there is a feature worktop having inset one and a half bowl sink with Quooker boiling water tap, base cupboard and drawer unit, tall housing with integrated fridge freezer and display cupboard, recessed ceiling lights, large table space, vaulted ceiling to the rear part, also with under floor heating to this area, side double glazed bi-fold doors to Garden, wall shelving with lighting and Velux double glazed roof window. A door leads off to the Utility Room.





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This has also been refitted having a single drainer sink and mixer tap, grey base cupboards, 2 appliance spaces, tall cupboard, double wall, cupboard with Ideal gas central heating boiler, recessed ceiling, lights, obscure UPVC double glazed side window, composite double glazed door to Garden and chrome ladder radiator.

A door gives access to the Ground Floor Shower Room having a white suite, tiled shower area with bi-fold screen door, basin and tiled splash back, WC, and obscure UPVC double glazed rear window.

On the 1st Floor, there is a Landing having staircase to 2nd Floor with spindle balustrade, and doors leading off

Bedroom 1 has a range of beech style (3 double wardrobes), matching drawer unit with end shelving, matching dressing table and drawers, 2 matching bedside drawer units, recessed ceiling lights and UPVC double glazed front and rear window.

Bedroom 2 & 3 are double size rooms, Bedroom 2 has 2 UPVC double glazed windows at the front and Bedroom 3, a UPVC double glazed window to the rear.

There is a refitted Shower Room having a white suite with corner shower cubicle, having curved screen doors, WC, semi recessed basin with vanity cupboard below, chrome ladder radiator, tiled walls, recessed ceiling lights and obscure UPVC double glazed window to front.

There is a refitted House Bathroom having a white suite with spa bath, WC, basin, tiled shower area with sliding screen door, recessed ceiling lights, part wall tiling and obscure UPVC double glazed rear window.

There is a further refitted Shower Room having a white suite with WC, basin, recess with tiled shower area and screen door, recessed ceiling lights and part tiled walls.

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On the 2nd Floor, there is a Landing with spindle balustrade to stairs, glazed roof window and doors to Bedroom 4 & 5.

Bedroom 4 & 5 are both double size rooms, each with UPVC double glazed window.

Outside there is a Garage with electric shutter door, strip lights and doorway to rear Store having rear obscure UPVC double glazed window, strip light and UPVC side pedestrian door to the Garden.

The Rear Garden is split level having a composite decking patio leading from the Kitchen, artificial turf, low wall and 3 steps to the lower rear area with artificial turf and having gates to side. There is also a gate to the Driveway.

At the front, there is a large tarmac Driveway, providing excellent off-road parking, being walled and with wrought iron gated entrance. Please note the EV charger is not included in the sale.

Tenure: Freehold

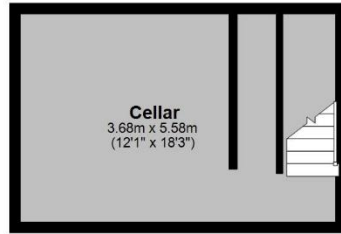
Council Tax Band: D



FLOOR PLANS

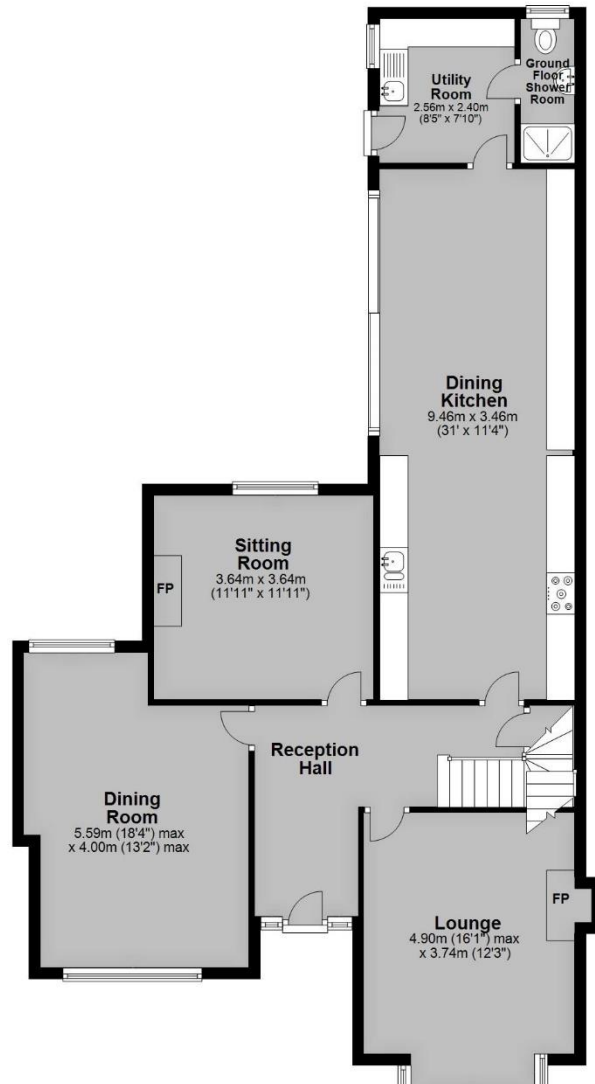
Basement

Approx. 20.5 sq. metres (220.8 sq. feet)

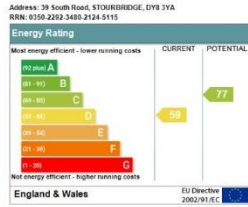


Ground Floor

Approx. 129.6 sq. metres (1395.1 sq. feet)

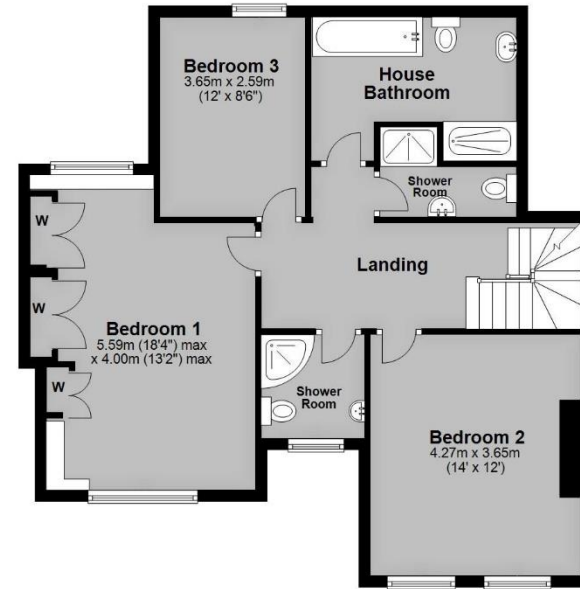


Cellar, Garage and rear store not included in EPC measurements



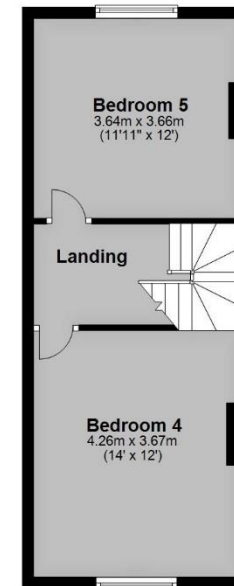
First Floor

Approx. 74.6 sq. metres (802.8 sq. feet)



Second Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 261.0 sq. metres (2809.1 sq. feet)



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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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