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8 Longlands Avenue
Stourbridge

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8 Longlands Avenue, Stourbridge, DY8 3TU

This modern and beautifully presented three bedroom, three-storey semi detached family home was constructed by Persimmon Homes in 2021. It is stylishly presented throughout with separate Lounge, Kitchen/Diner, 3 Double Bedrooms (Master Bedroom with En-Suite) and outside Garden Room/Home Office. With it being turn the key, move in ready condition, internal inspection is highly recommended!

The property is pleasantly situated in the popular Old Quarter of Stourbridge, well placed for amenities and schools, near to Mary Stevens & Greenfield Parks and within close proximity to Stourbridge Town having excellent bus and railway links.

Accommodation is over three floors and briefly comprises; Reception Hall, Lounge, Central Hall, Guest Cloakroom, Kitchen/Diner, 1st floor Landing, Two Double Bedrooms, Family Bathroom, 2nd floor Landing, Master Bedroom, En-suite Shower Room, Rear Garden and bespoke Garden Room/Home Office.

OVERALL, A QUALITY FAMILY HOME IN A POPULAR ADDRESS IN STOURBRIDGE!

On approach, you are greeted by a paved pathway which leads to the composite front door. There is a tarmac driveway to the side of the property with parking for 2 cars, an electric car charging point and power points.

On entrance to the property, the inviting Reception Hall has access into the Lounge with wall mounted storage. The good size Lounge features a bay window to the front and understairs storage.

From the central Hall there is stairs to First Floor Landing, Guest Cloakroom and door to;

The upgraded Kitchen/Diner is located at the rear of the property and is fitted with dark blue shaker style wall and base units and brushed cooper handles, quartz worktop with inset sink and drainer, gas hob with extractor fan above, oven, built in dishwasher, washing machine and fridge freezer. There are French doors leading out to the rear Garden and space for a dining table.

The 1st floor Landing there is stairs leading off to the 2nd floor and doors to;

There are two Double Bedrooms and a Family Bathroom which comprises; WC, pedestal sink, bath and half tiled walls.

The 2nd floor has a storage cupboard and door to;

The spacious Master Bedroom has views to the front and benefits from an En-Suite Shower Room. The En-Suite has a contemporary white suite which comprises; WC, pedestal sink, enclosed shower cubicle, Velux window and half tiled walls.

Externally, the low maintenance and private Rear Garden has a paved patio with lawn area beyond. Further to this, there is gated side access and an outside water tap.

There is a modern outside Garden Room/Home Office which is 6 metres by 3 metres, has electric and heating, and provides an ideal space for people who work from home.

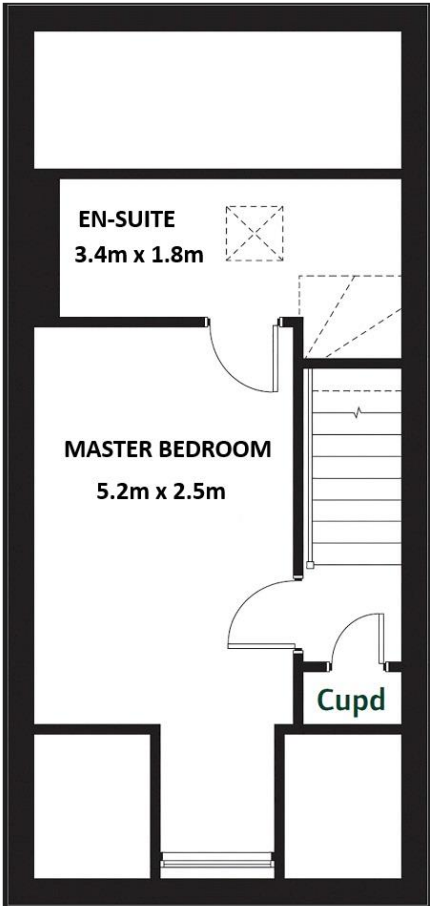
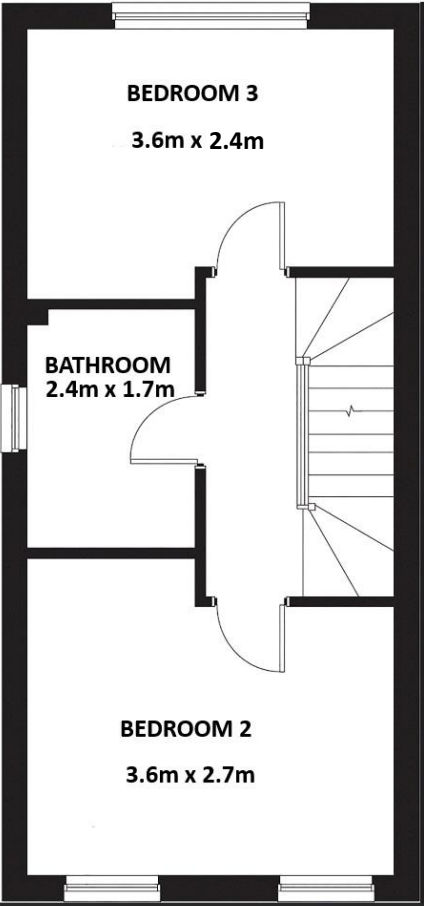
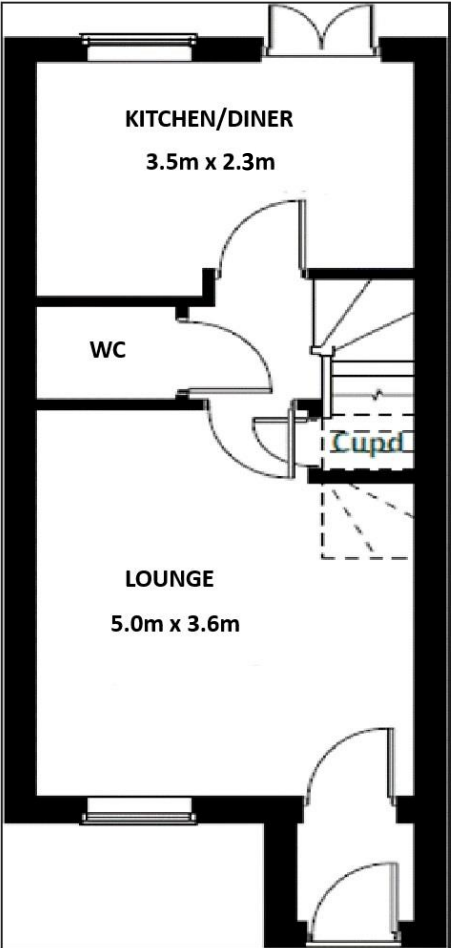
Service charge is approximately £216.39 per annum.





FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold
Council tax band: C



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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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we sell **homes.**