



**Andrew
Taplin**

14 HAGLEY ROAD, STOURBRIDGE,
WEST MIDLANDS DY8 1PS
TEL: 01384 440466
FAX: 01384 440282
EMAIL: andrewtaplin@lineone.net
WEB: www.andrewtaplin.co.uk

CHARTERED SURVEYORS ■ VALUERS and ESTATE AGENTS

FOR SALE

The traditional detached residence

situate

**No.25 Stourton Crescent
Stourton
Nr Stourbridge
DY7 6RR**



- * **Three bedrooms** * **Backing onto canalside to rear**
- * **In need of general updating / refurbishment, but with much potential**
- * **Extended through living room & main bedroom** * **Garage**
- * **Double glazed** * **Gas central heating** * **Freehold**
- * **No upward chain** *

OFFERS AROUND
£450,000

Situation

The property lies in a popular and well established residential location approximately two and a half miles to the west of Stourbridge town centre, near the Stewponey.

All necessary facilities are within a reasonable distance, and the property enjoys good access to surrounding towns, not only Stourbridge but also Wolverhampton, Kidderminster, Bridgnorth and the like.

Stourton Crescent is a quiet cul-de-sac, and No. 25 occupies an attractive position with a frontage to the Stourbridge Canal which runs immediately to the rear.

For those with sporting interests there are golf, rugby, squash and tennis clubs within close proximity.

Description

The property comprises a traditional detached residence of rendered brick construction surmounted by a pitched tiled roof, and the house is set back from the road behind a fore-garden with lawned area, tarmacadam driveway, together with a number of mature shrubs, plants and trees.

Accommodation

Please see floor plan within these sales details. The accommodation comprises briefly;

On the ground floor

Enclosed **entrance porch**

Reception hall with stairs off to first floor

Guest cloakroom with hand basin, w.c., obscure glazed side window and part tiled walls

Extended through living room 22' 3" x 11' 10" overall, plus extension 5' 0" deep x 7' 5", having ceiling and wall light connections, original brick fireplace and double glazed patio doors to the rear garden

Kitchen (rear) 11' 11" x 6' 4" plus bay recess 7' 0" x 2' 6" with range of dated base and wall cupboards, double glazed window to rear

Useful **storage cupboard** off, below stairs

Side lobby, with quarry tiled floor and boiler cupboard off

On the first floor

Approached by a two flight staircase from the reception hall there is a half landing with side window, and main landing, from which radiate the following;

Bedroom No.1 (rear) 11' 11" x 9' 4" plus extended area approximately 8' 7" x 6' 0" with windows to three elevations

Bedroom No.2 (front) 12' 8" x 11' 11" with windows to front and side elevations

Bedroom No.3 (front) 12' 0" x 8' 10" with fitted wardrobe and windows to front and side elevations

House bathroom (rear) 9' 3" x 6' 5" with pedestal hand basin, panelled bath, loft access and inset airing cupboard. Obscure glazed window

Separate w.c. (rear)

Outside

Part integral garage 15' 11" x 8' 0" with gas and electricity meters and high level double glazed side window

To the rear of the property is a garden of reasonable size with lawned areas together with a variety of mature shrubs, plants and trees

The property has a picturesque outlook to the rear, being adjacent to, and enjoying views over Stourbridge Canal and adjacent agricultural land

General Information

Council Tax:

Band E, with a charge of £2,623.36 for 2025/2026, (South Staffordshire MB).

Services: Mains drainage, water, gas and electricity are connected. There is a gas fired central heating system of radiators served by the Baxi floor standing boiler, located in the boiler room off the kitchen.

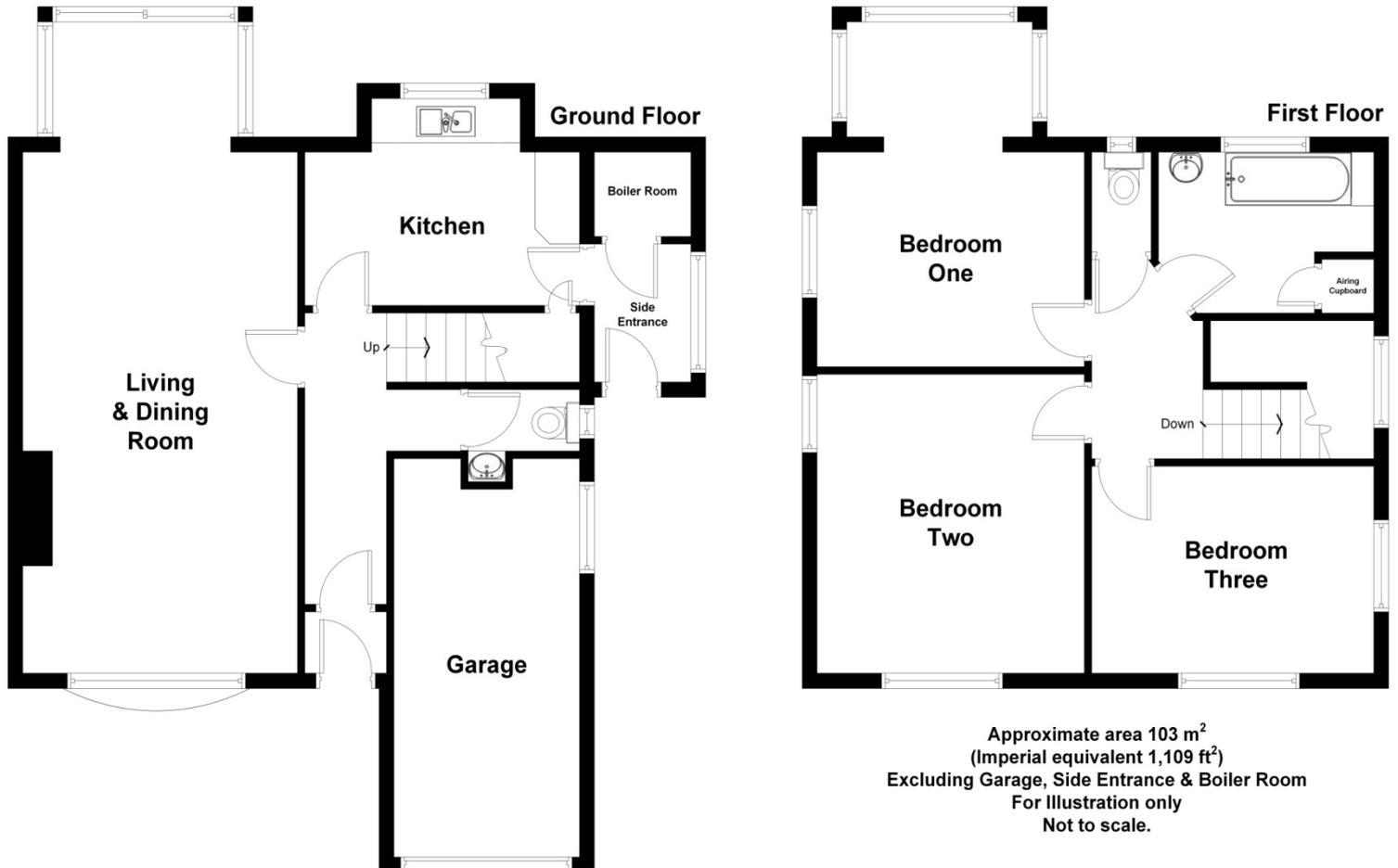
Fixtures & fittings: The guide price will include carpets and other floor coverings as fitted, together with light fittings, curtains and curtain tracks. All others are expressly excluded.

Tenure: Freehold tenure with vacant possession on completion.

Viewing: Interested parties may view the property strictly by prior arrangement with the agent.

Anti money laundering: The successful purchaser will be required to submit two forms of identity and place of residence in order to comply with anti money laundering regulations.

FLOOR PLAN:





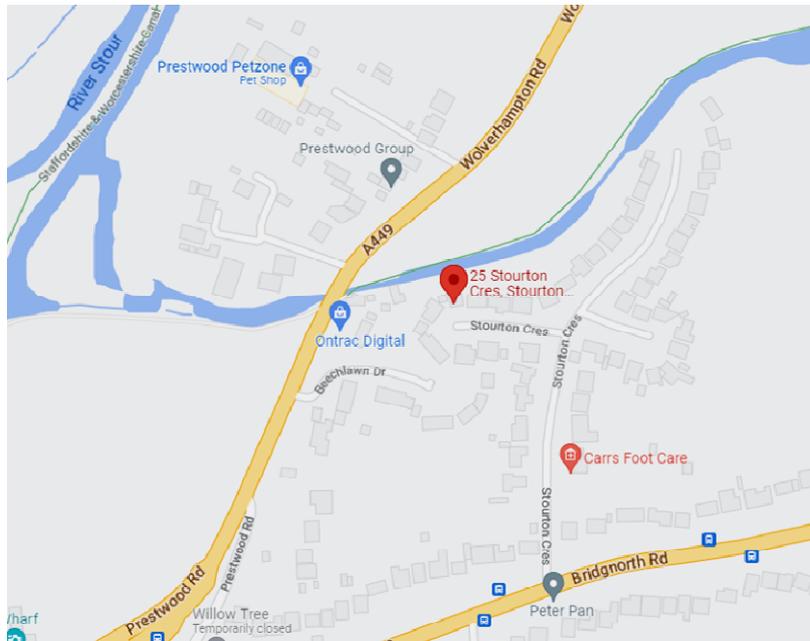
ENERGY PERFORMANCE CERTIFICATE:

The property has an Energy Performance Certificate with a banding of E-39 valid until 1 March 2033.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Energy efficiency chart

LOCATION MAP:



IMPORTANT NOTICE:

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 sized 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 purchase please contact us before viewing the property.