

30 Thicknall Drive, Stourbridge, DY9 0YH



## 30 Thicknall Drive, Stourbridge



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

Well presented three bedroom detached property with impressive views in this quiet cul-de-sac location, popular for schools and all local amenities. The property briefly comprises: porch, open plan lounge/diner, conservatory, fitted kitchen, three double bedrooms to first floor alongside good sized family bathroom. The property further benefits from: large garage, driveway, double glazing, gas central heating and private rear garden. SUPERB OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

**Hicks Hadley**

**Offers Over £300,000 - Freehold**



**Porch**

With double glazed window to side elevation and door into:

**Open Plan Lounge/Diner 24'6 x 10'8 (max) (7.47m x 3.25m (max))**

To include:

**Lounge 16'5 x 10'8 (max) (5.00m x 3.25m (max))**

With central heating radiator, feature fireplace, gas fire, double glazed window to front elevation, door into lobby and open access into:

**Dining Room 9'2 x 7'9 (2.79m x 2.36m)**

With central heating radiator and patio door into:

**Conservatory 10'6 x 9'6 (3.20m x 2.90m)**

With tiled flooring and double glazing to side and rear elevation.

**Lobby**

With stairs to first floor, under stairs cupboard, door into garage and door into:

**Fitted Kitchen 9'6 x 7'6 (2.90m x 2.29m)**

Having matching wall and base units with worktops over, space for cooker, single drainer sink unit, heated towel rail, space for fridge freezer, plumbing for automatic washing machine, plumbing for dishwasher, double glazed window to rear elevation and door into garden.

**Landing**

With loft hatch, double glazed window to side elevation and doors into:

**Bedroom One 13'6 x 10'8 (4.11m x 3.25m)**

With central heating radiator and double glazed window to front elevation.

**Bedroom Two 10'8 x 10'8 (3.25m x 3.25m)**

With central heating radiator, integrated wardrobes and double glazed window to rear elevation.

**Bedroom Three 10'6 x 8'1 (3.20m x 2.46m)**

With central heating radiator, integrated wardrobe and double glazed window to front elevation.

**Family Bathroom 7'11 x 7'7 (2.41m x 2.31m)**

With corner bath, shower cubicle, vanity wash hand basin, low flush wc, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.



**Garage 16'9 x 8' (5.11m x 2.44m)**

With central heating radiator, wall mounted Worcester boiler and electric roller shutter door.

**Outside**

Front: With driveway leading to front door and adjacent lawn area.

Rear: With decked seating area, side access and lawn below.

**Agents Note**

COUNCIL TAX BAND: C

We have been informed that the property is freehold. Please check this detail with your solicitor.



All main services are connected. Broadband/ Mobile coverage- please check on link-//checker.ofcom.org.uk/en-gb/broadband-coverage EPC:D

