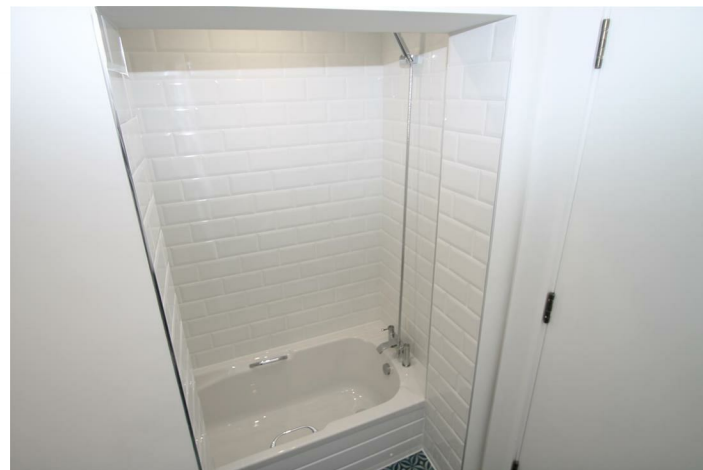


15A New Road, Stourbridge, DY8 1PQ



## 15A New Road, Stourbridge



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*SUPERBLY RENOVATED\*\* \*\*NO UPWARD CHAIN\*\***

An amazing two bedroom property providing high quality accommodation in this most convenient of locations for access to public transport and Stourbridge high street with it's array of local amenities. The property briefly comprises: entrance hall, spacious lounge, refitted open plan kitchen/diner, two double bedrooms and refitted bathroom to first floor. The property further benefits from: brick built semi-detached office/outbuilding at the rear, two separate garden areas and gas central heating. A TRULY UNIQUE PROPERTY. VIEWING HIGHLY RECOMMENDED. EPC: D

**Offers In The Region Of £200,000 - Freehold**

**Hicks Hadley**



### Entrance Hall

With double glazed side entrance door, open access under stair storage, stairs to first floor and access into:

### Spacious Lounge 14'5 x 13'10 (max) (4.39m x 4.22m (max))

With feature fireplace, central heating radiator, double glazing to rear elevation and door into:

### Open Plan Kitchen/Diner 14'7 x 9'2 (4.45m x 2.79m)

Having matching wall and base units with worktops over, single drainer sink unit with mixer tap, integrated oven, electric hob, extractor chimney over, space for automatic washing machine, space for fridge freezer and double glazed patio doors to side elevation into garden.

### Landing

With doors into:

### Bedroom One 14'5 x 10'2 (max) (4.39m x 3.10m (max))

With feature fireplace, central heating radiator and double glazed window to rear elevation.

### Bedroom Two 14'8 x 9'4 (max) (4.47m x 2.84m (max))

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

### Bathroom 8' x 6'9 (max) (2.44m x 2.06m (max))

Having bath with shower over, vanity wash hand basin, low flush wc, heated towel rail, ceramic tiling and spotlights.

### Semi Detached Outbuilding/Office 13'4 x 10'1 (max) (4.06m x 3.07m (max))

With electric, lighting and double glazing to rear and side elevation.

### Outside

Side: Access pathway via coded gate leading to side entrance door.

Rear: With newly added decked patio areas and courtyard area leading via communal pathway to the outbuilding office and sizeable enclosed lawn (second garden) to the rear of it.



### Agents Note

All main services are connected (Gas/ Electric/Water).

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band: B

EPC: D

Tenure Information: FREEHOLD

COUNCIL TAX BAND: B

### Vendor Note

Our vendor informs us of the following features:

New Kitchen, Oven and Hob.

New Bathroom.

New floor finishes throughout.

New boiler with remote access control.

New UPVC windows throughout.

Full sound insulation for all party walls with sign off.

Original features such as fireplaces retained.

Fire doors throughout.

Separate outhouse office with power, heating and light.

Bike and Bin store.

Patio door leading from kitchen/dining room on to decking area.

Walk in bath with shower over.

Two gardens, one being a courtyard with decking and pergola. Other separate grassed garden viewed from the outhouse office.

