

15 New Road, Stourbridge, DY8 1PQ



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Hicks Hadley

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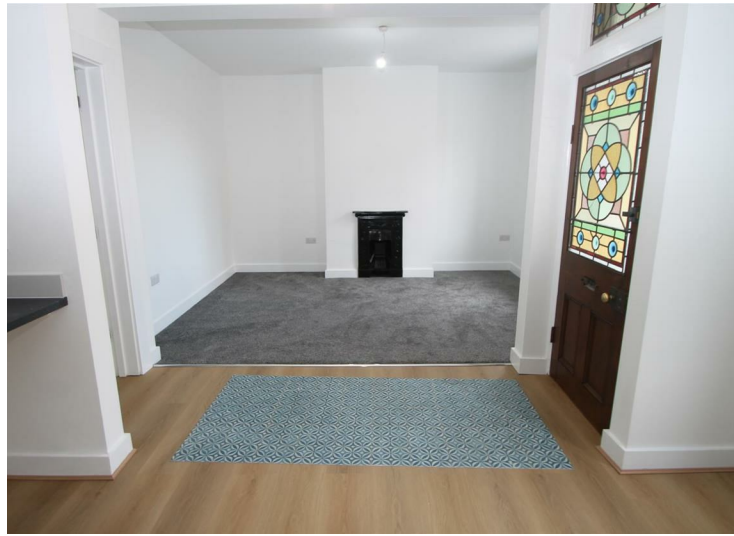
<https://www.hickshadley.com>

****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: open plan living area with spacious lounge and refitted kitchen, rear lobby leading to huge cellar, two double bedrooms and refitted shower room to first floor. The property further benefits from: brick built semi-detached office/store at the rear, garden and gas central heating. A TRULY UNIQUE PROPERTY. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £180,000 - Freehold

Hicks Hadley



Porch

With obscured double glazed front door and entrance door with stained glass into:

Open Plan Living Area 22'7 x 13'3 (max) (6.88m x 4.04m (max))

to include:

Refitted Kitchen 13'4 x 9'6 (max) (4.06m x 2.90m (max))

Having matching wall and base units with worktops over, single drainer sink unit with mixer tap, wall mounted boiler in cupboard, integrated oven, electric hob with extractor chimney over, central heating radiator and double glazed windows plus sash windows to front elevation.

Spacious Lounge 13'3 x 10'1 (max) (4.04m x 3.07m (max))

With original feature fireplace, central heating radiator and double glazed window plus sash window to front elevation.

Rear Lobby

With electric heater, stairs to first floor and door into:

Large Cellar

Having obscured double glazed window to side elevation on entry, steps down to three separate sections: 15' x 9'7 (max), 13'6 x 8'2 (max) and 13'6 x 9'8 (max) with one central heating radiator.

Landing

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

Bedroom One 13'3 x 10'3 (max) (4.04m x 3.12m (max))

With original feature fireplace, central heating radiator and double glazed window plus sash window to front elevation.

Bedroom Two 12'11 x 9'8 (max) (3.94m x 2.95m (max))

With original feature fireplace, central heating radiator and double glazed window plus sash window to front elevation.

Shower Room 8'1 x 5'4 (max) (2.46m x 1.63m (max))

Having suite to include shower cubicle, low flush wc, vanity wash hand basin, heated towel rail and ceramic tiling.

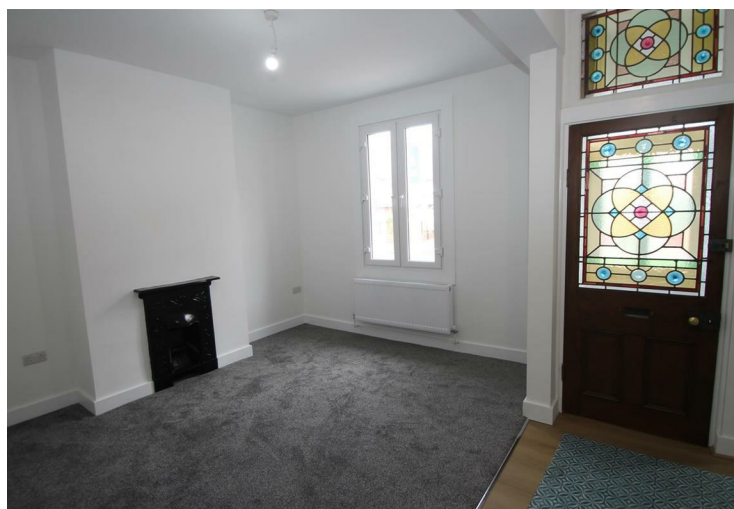
Outside Semi-Detached Office/Outbuilding 15'2 x 10'5 (max) (4.62m x 3.18m (max))

With electric, light and double glazing to front and side elevation.

Outside

Front: With access directly from the pavement.

Side and Rear: Coded entrance by the side gate leads via communal pathway to the rear of the property with storage container, office outbuilding and large gated rear garden.



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 (UPVC in addition to retained sash windows to provide triple glazing)

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.

Fully tanked TRIPLE cellar

Original sash windows refurbished.

Stain glass front door retained.

Large grassed garden and decking.

Open plan kitchen lounge.

