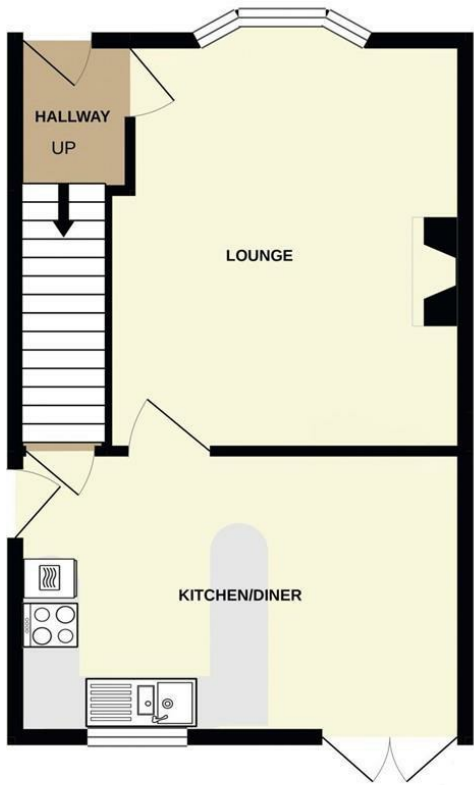


22 Orwell Close, Stourbridge, DY8 3JS

GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



22 Orwell Close, Stourbridge



Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

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**\*\*SUPERBLY UPDATED\*\***

A fabulously presented, updated and refurbished three bedroom semi-detached property in this most sought after of locations close to the countryside but conveniently located for schools and local amenities. The property briefly comprises: entrance hall, spacious lounge, refitted kitchen/diner, three generously sized bedrooms and refitted shower room to first floor. The property further benefits from: carport with utility area, much improved low maintenance private rear garden and widened driveway and kerb access. **TURN KEY PROPERTY. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND EXTENT OF THE UPDATING. EPC: E**

**Offers In The Region Of £295,000 - Freehold**



### Entrance Hall

With double glazed composite front door, central heating radiator, stairs to first floor and door into:

### Spacious Lounge 15' x 12' (4.57m x 3.66m)

Having vertical central heating radiator, Karndean flooring, double glazed bow window to front elevation and door into:

### Refitted Kitchen/Diner 15'1 x 10'5 (4.60m x 3.18m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, combination oven, induction hob, extractor chimney over, integrated dishwasher, integrated fridge, plumbing for automatic washing machine, pantry spotlights, vertical central heating radiator, Karndean flooring, double glazed French doors into garden, double glazed window to rear elevation and obscured double glazed door into garage/utility.

### Landing

With loft hatch, storage cupboard housing wall mounted Worcester boiler, double glazed window to side elevation and doors into:

### Bedroom One 11'1 x 8'3 (3.38m x 2.51m)

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

### Bedroom Two 12'9 x 8'3 (3.89m x 2.51m)

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

### Bedroom Three 9'8 x 6'5 (2.95m x 1.96m)

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

### Refitted Shower Room 7'7 x 6'4 (2.31m x 1.93m)

With shower cubicle, pedestal wash hand basin, low flush wc, heated towel rail and obscured double glazed window to rear elevation.

### Carport With Utility Area 24'2 x 7'11 (7.37m x 2.41m)

Having front entrance, up and over door at the rear accessing the garden, space for dryer, space for freezer and space for further appliance.

### Agents Note

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



EPC: E

Council Tax Band: C

All mains services are connected.

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

