

24 Belbroughton Road, Stourbridge, DY8 3BE

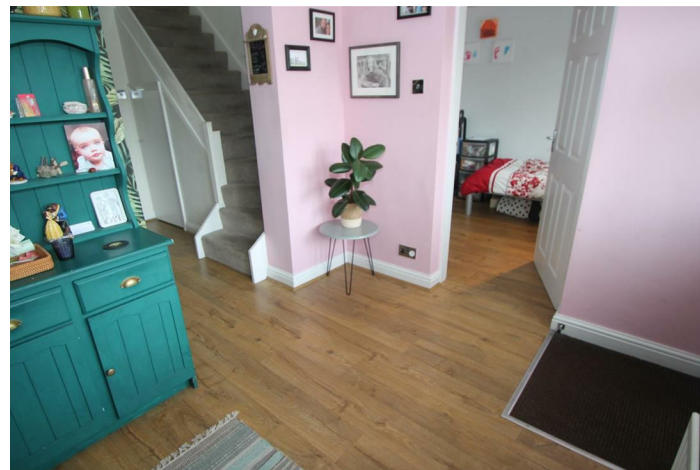


Total Area 1099.9ft²

Whilst every attempt has been made to ensure accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



24 Belbroughton Road, Stourbridge



Hicks Hadley

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A superbly presented, extended, four bedroom semi-detached property in this most popular of locations for schools and all local amenities. The property briefly comprises: entrance hall, office/store, ground floor double bedroom with ensuite shower room, spacious lounge, refitted kitchen, impressive dining room, three further double bedrooms to first floor alongside large refitted family bathroom. The property further benefits from: block paved driveway, private rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION ON OFFER. EPC: D

Offers In The Region Of £339,950 - Freehold

Hicks Hadley



Entrance Hall

With obscured double glazed front door, central heating radiator, double glazed bow window to front elevation, stairs to first floor, under stairs storage cupboard and doors into:

Office/Store

Offering storage option or office facility.

Ground Floor Bedroom 10'0" x 8'6" (3.05 x 2.6)

Having double glazed bowed window to front elevation, loft hatch, storage cupboard housing wall mounted boiler and door into:

Ensuite Shower Room

With walk in shower cubicle, low flush wc, pedestal wash hand basin, low flush wc, heated towel rail and ceramic tiling.

Spacious Lounge 15'5" x 10'9" (4.7 x 3.3)

With feature fireplace, electric fire, double glazed patio doors to rear elevation and door into:

Refitted Kitchen 15'3" x 7'9" (4.67 x 2.37)

Having matching wall and base units with worktops over, integrated oven, integrated dishwasher, electric hob with extractor chimney over, integrated fridge/freezer, integrated dryer, integrated automatic washing machine, spotlights and open access into:

Dining Room 11'11" x 7'6" (3.65 x 2.3)

With spotlights, central heating radiator, Velux style window, double glazed window to rear elevation and double glazed French doors into garden.

Landing

With loft hatch and doors into:

Bedroom One 10'11" x 10'11" (3.34 x 3.33)

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

Bedroom Two 12'3" x 7'8" (3.75 x 2.35)

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

Bedroom Three 10'11" x 7'10" (3.34 x 2.4)

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



Refitted Family Bathroom 11'5" x 7'10" (max) (3.5 x 2.4 (max))

Having panel bath with shower over, shower screen, low flush wc, two heated towel rails, ceramic tiling and two obscured double glazed windows to side elevation.

Outside

Front: With block paved driveway leading to side access gate and front door.

Rear: With patio area leading to lawn at the rear.

Agents Note

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



COUNCIL TAX BAND: C

All main services are connected.

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

EPC: D

