



27 Lawn Avenue
Stourbridge DY8 3UP

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 1,170 sq. ft.

KEY FEATURES:

- Spacious family home
- Sought-after old quarter location
- Updated kitchen
- Utility room
- Cloakroom
- Three sizeable double bedrooms
- Refitted shower room
- Recently replaced boiler
- South-facing rear garden
- Ample driveway parking

A spacious home with an updated kitchen, shower room and boiler, ideal for families or first-time buyers.

This delightful home offers an array of beautifully presented and generously sized accommodation. Step inside to a warm and inviting entrance, leading you to a recently refurbished kitchen, a living room with French doors opening onto the garden, a formal dining room, a convenient utility room and a practical cloakroom. Upstairs, three generously proportioned double bedrooms await, alongside a newly refitted shower room. Outside, ample driveway parking resides at the front, while at the rear, there is a charming south-facing garden, perfect for families.

Situation

The property enjoys an ideal location in the sought-after old quarter, just a short distance from Stourbridge town. Residents benefit from a wealth of amenities, including local shops, pubs, restaurants, supermarkets, a shopping centre, parks and leisure facilities such as Mary Stevens Park, Stourbridge Golf Club and Stourbridge Tennis Club.



Families will appreciate the proximity to excellent schools, including St Joseph's Catholic Primary School, Redhill School and Oldswinford Hospital School.

A short drive away lies the charming village of Hagley, boasting a delightful selection of amenities including a deli, cafe, restaurants and shops. Beyond Hagley, the Clent Hills offer picturesque walks and breathtaking panoramic views over Stourbridge.

For further shopping and dining options, Kidderminster is conveniently located just a 15-minute drive away.

Stourbridge boasts exceptional transport links, with direct routes to Birmingham Moor Street and Snow Hill from Stourbridge Junction Train Station. Additionally, easy access to the M5 motorway ensures convenient travel.

Description

27 Lawn Avenue is approached via a gravelled driveway, offering ample off-road parking for multiple vehicles. Fencing flanks either side, while a shared entry provides access to the rear of the property.

As you step into the property, you are greeted by an inviting entrance hallway. A staircase ascends to the first floor, while doors radiate off to the ground floor accommodation.

Recently refitted, the kitchen exudes a contemporary style with its matching grey shaker-style units, complete with soft-closing features and pull-out larder units. Integral appliances include an oven, grill oven, four-ring gas hob, extractor and a dishwasher. Complementary work surfaces and a sink unit with a drainer and mixer tap are complemented by tiled splashbacks. The room is illuminated by a window to the rear and a glazed door grants access to the rear garden.

Adjacent to the kitchen, you will find a convenient utility room, offering a practical space ideally suited for laundry tasks.



Living Room

Positioned at the rear of the property, the living room boasts laminate flooring and an attractive feature electric fireplace. French doors open onto the rear garden, inviting natural light and offering a seamless indoor-outdoor transition.

Dining Room

Located to the left of the hallway, the dining room features laminate flooring and pleasant views from its front-window.

Just off the hallway, on the right-hand side, you will discover a useful ground-floor cloakroom. It features essential amenities including a WC and washbasin, accompanied by a front-facing window.







Bedrooms and Shower Room

All three bedrooms are generously proportioned double rooms, with one situated at the front and two at the rear. Each bedroom features lovely views from their windows respectively, ensuring natural light throughout.

The recently renovated shower room boasts a white suite, featuring a low-level WC and an enclosed washbasin with a vanity unit below. A walk-in shower complete with both a waterfall showerhead and an additional handheld attachment completes the suite. Additionally, there is a wall-mounted chrome towel radiator, an obscure-glazed window and a practical airing cupboard housing the newly fitted boiler and shelving.

Gardens and grounds

The south-facing rear garden stands out as a key feature of this property, particularly appealing to families. Its flat and secure layout offers an ideal setting for outdoor activities. A paved area invites alfresco dining and entertaining, while a well-kept lawn extends beyond, fully enclosed by panel fencing. There are two garden sheds included, one of which is equipped with electricity. The garden is further enhanced by its established borders adorned with various plantings and foliage.



Services

Mains gas, electricity, water and drainage. Broadband is available at this property.

Council tax band - B.



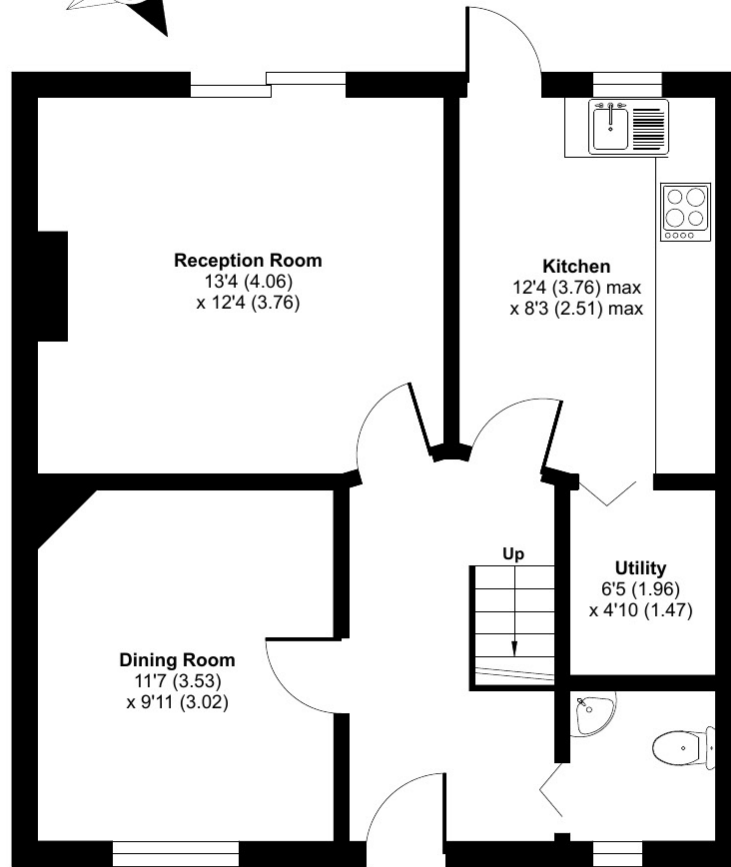




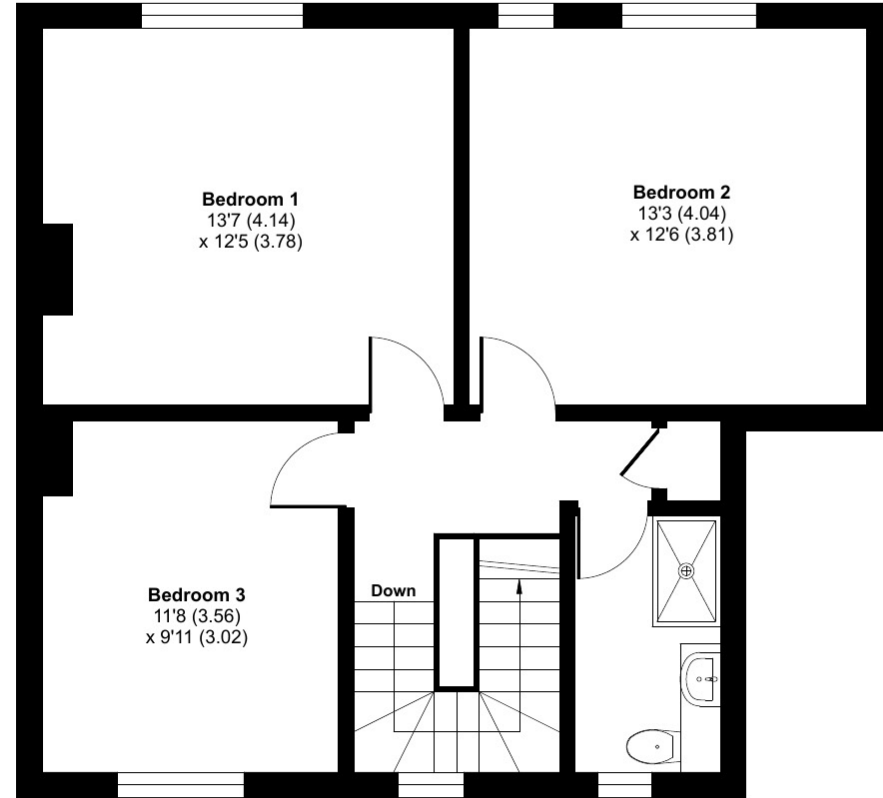
Lawn Avenue, Stourbridge, DY8

Approximate Area = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



GROUND FLOOR



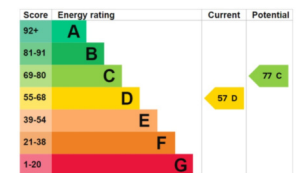
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1082318



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Andrew Grant
T: 01384 370 232
E: hello@andrewgrant.com

