



1a South Avenue
Stourbridge DY8 3XY

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 1,148 sq. ft.

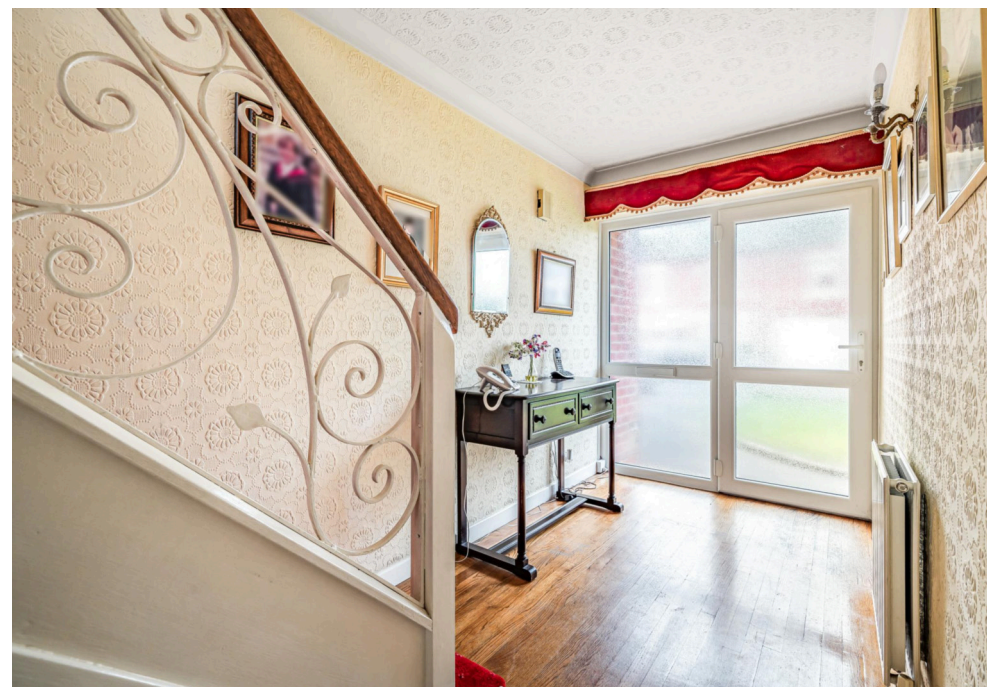
KEY FEATURES:

- Link-detached family home
- Desirable location
- Old quarter of Stourbridge
- Spacious lounge diner
- Three double bedrooms
- Mature gardens
- Outbuilding
- Gardener's WC
- Driveway parking
- Garage

An exceptional chance presents itself to acquire a remarkable link-detached family residence situated in one of the most sought-after roads within the old quarter of Stourbridge.

This charming family home, though in need of some updating, has been well-cared for over the years, showcasing immense potential for its next owner. The ground floor welcomes you with a light-filled spacious hallway, leading to an inviting lounge diner featuring a bay window and French doors. The well-appointed kitchen is equipped with stylish shaker-style units and integrated appliances. Upstairs, three generously sized double bedrooms provide comfortable accommodation, complemented by a well-appointed house bathroom.

Outside, the driveway offers off-road parking space, with room for expansion if required. The garage, complete with a metal up-and-over door, lighting and power, provides convenient storage options. The rear garden features a charming patio area ideal for alfresco dining, overlooking a flat lawn bordered by mature planting. Further enhancing the outdoor space are a brick-built store, a gardener's WC and a side passageway leading to the front of the property.



Situation

South Avenue stands as one of the most desirable roads in the old quarter of Stourbridge. Renowned for its proximity to top-tier schooling, such as Greenfields School, it also offers easy access to the bustling town centre, renowned for its diverse shopping options and abundance of amenities.

Situated just 12 miles west of Birmingham, Stourbridge town centre has experienced significant regeneration in recent years, creating a vibrant atmosphere and providing excellent shopping options. The community thrives with the presence of both bus and railway stations, making commuting a breeze. A quick 30-minute train ride connects Stourbridge to Birmingham, while a 2.5-hour journey can take you to London, making this area an ideal choice for commuters.

Description

1a South Avenue can be accessed via a driveway leading to a garage. A lawn graces the front of the property. If needed, the driveway could be extended to offer additional off-road parking.

The property welcomes you through an obscure-glazed front entrance door, accompanied by an additional obscure-glazed window to the side, which bathes the hallway in natural light. This generous hallway boasts original wooden flooring, stairs ascending to the first floor and doors granting access to the ground-floor accommodation.

To the left of the hallway lies a spacious lounge diner. The lounge area boasts a gas fire nestled within a decorative fire surround, complemented by a tiled hearth and wooden display shelving units on either side. Wall-mounted lights and a deep bay window to the front elevation illuminate the room. The dining area includes wall-mounted lights and French doors that open onto the rear garden.

The kitchen features shaker-style wall, base and drawer units, accompanied by roll-edge worksurfaces. Integrated appliances consist of an electric oven, electric hob, extractor, fridge, dishwasher and washing machine. There is a one-and-a-half bowl stainless steel sink unit with a drainer and mixer tap. Complementary tiling embellishes the splashbacks. Additionally, the kitchen houses the boiler and features a sizeable under stairs storage cupboard. Access to the side of the property is facilitated by a partially obscure-glazed door.









First Floor

The staircase ascends from the hallway to the landing, providing access to the loft and an airing cupboard. Illuminated by wall lights and an obscure-glazed window on the side elevation, the landing exudes brightness. Doors lead to the bedrooms and bathroom.

All the bedrooms are generously proportioned doubles. Bedroom one stands out as the largest, offering a delightful view from its front-facing window.



The second bedroom boasts built-in wardrobes and overlooks the rear of the property.

Completing the bedroom arrangement, the third bedroom features a window overlooking the front aspect.

The house bathroom is equipped with a matching suite, featuring a low-level WC, pedestal washbasin and a bath with a wall-mounted shower attachment. Complementary tiling adorns the splashbacks, while an obscured-glazed window to the rear ensures privacy.



Gardens and Grounds

Accessible via the kitchen, the rear garden offers access to a brick-built store, a gardener's WC and the garage housing the meters encompasses a metal up-and-over door, lighting and power.

A standout feature of the property, the rear garden boasts a patio area ideal for alfresco dining, with a flat lawn beyond, surrounded by vibrant and mature planting and trees along the borders. Enclosed by panel fencing, the garden enjoys a wonderfully private ambiance. A side passageway provides access to the front of the property. Additionally, there are outside electrical points and a water tap.

Services

To be confirmed.

Council tax band - D.





South Avenue, Stourbridge, DY8

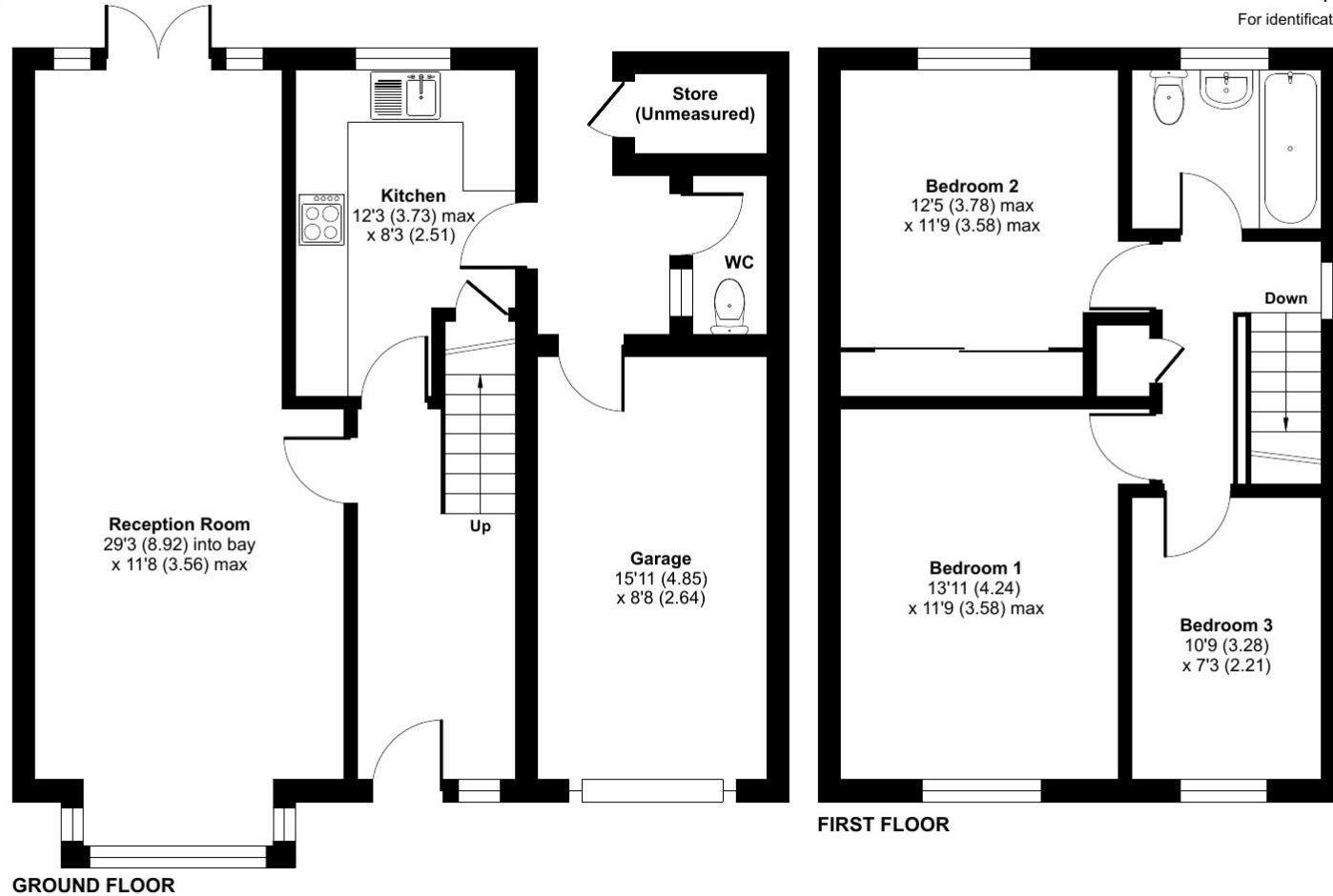
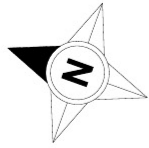
Approximate Area = 992 sq ft / 92.1 sq m (excludes store)

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 1148 sq ft / 106.5 sq m

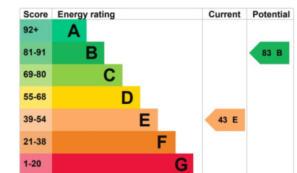
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1111660



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