



**27 Lawn Avenue**  
Stourbridge DY8 3UP

**Andrew Grant**

# 27 Lawn Avenue

Stourbridge DY8 3UP

**3 Bedrooms 1 Bathroom 2 Reception Rooms**

This delightful home offers beautifully presented and generously sized accommodation throughout, creating a wonderful family home. The house features a recently refurbished kitchen, a bright living room, a formal dining room and three spacious double bedrooms providing ample comfort. Outside, the property features ample driveway parking at the front, while the rear boasts a charming south-facing garden, perfect for family living and outdoor enjoyment.

## Key features

- The property features a newly refurbished kitchen which opens onto the patio and garden area creating an ideal space for entertaining.
- The home benefits from three well-sized double bedrooms.
- A generously sized patio and south-facing garden area.
- A well-sized driveway to the front of the property providing ample off-road parking.
- Situated on the fringes of Stourbridge in the sought-after old quarter benefitting from local amenities and transport links.

1170 sq ft (108.6 sq m)





## The kitchen

The open-plan kitchen is a bright and inviting space that serves as the heart of the home. It features sleek grey wall and base cabinets, offering plenty of countertop space, along with a wall-mounted oven, hob with extractor fan and a sink positioned to enjoy lovely garden views. The kitchen also offers direct access to the patio through a convenient door, seamlessly blending indoor and outdoor living, perfect for year-round entertaining.





### The dining room

Located at the front of the property, the dining room is bright and welcoming, with a large window that floods the space with natural light. The room offers ample space to accommodate a dining table, making it ideal for family dinners or more formal occasions, creating a functional and inviting reception area.



### The living room

The living room is a spacious and bright area, with sliding doors offering lovely views of and easy access to the garden. At its centre is an electric fireplace, perfect for cosying up on cooler evenings, making this room both a warm and inviting space for relaxation and entertaining.





### **Bedroom one**

Bedroom one is a generously sized room, comfortably accommodating a double bed. It features a window overlooking the rear garden and space for additional furnishings, such as a sofa, enhancing both the space and functionality of the main bedroom.



## Bedroom two

Bedroom two overlooks the garden, offering a cosy and inviting atmosphere. This double bedroom provides a warm and welcoming space, perfect for a family setting.





### **Bedroom three**

Completing the accommodation is bedroom three which also has space for a double bed. The room also benefits from built-in wardrobe space, creating another functional space.





### **The shower room**

The recently refurbished shower room is a sleek space designed for relaxation and comfort. It features a spacious walk-in shower with a rail attachment, a WC, a washbasin and heated chrome towel rail creating both a stylish and functional area to unwind.



## The garden

The garden is a delightful, year-round green space, featuring a generously sized lawn bordered by soft planting beds and fencing for added privacy. It also offers a patio area and two garden sheds, creating a wonderful outdoor retreat.



## Location

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.

## Services

The property benefits from mains gas, electricity, water and drainage.

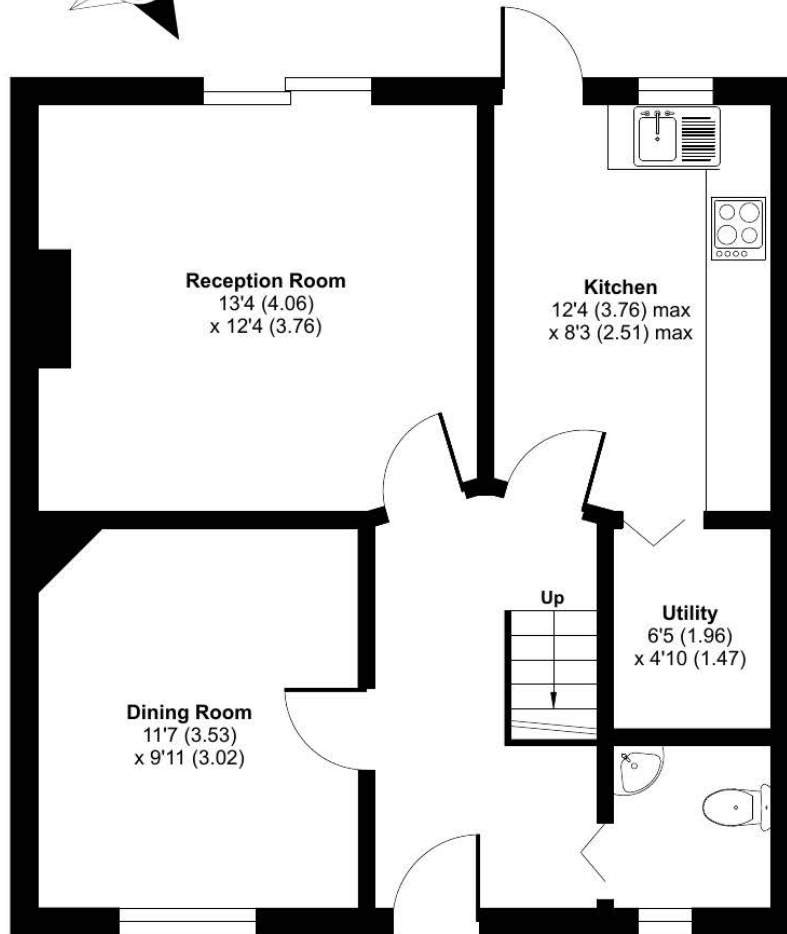
**Council Tax - Band B**



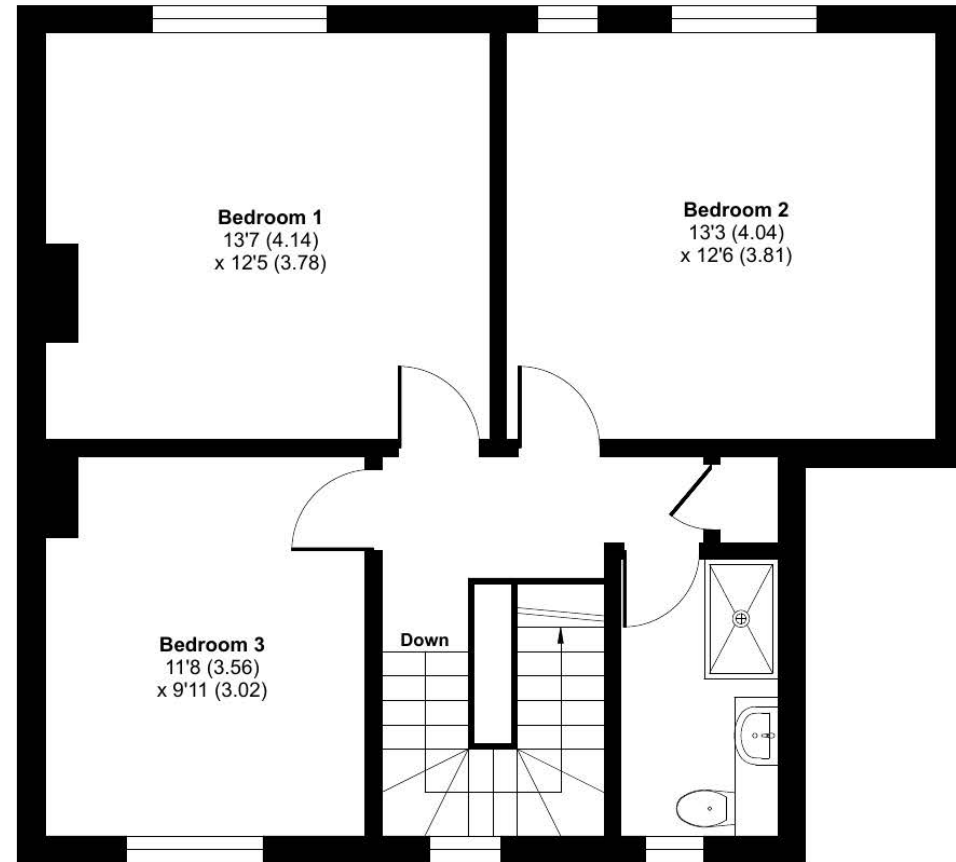
# Lawn Avenue, Stourbridge, DY8

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). © nlichecom 2024. Produced for Andrew Grant. REF: 1082318

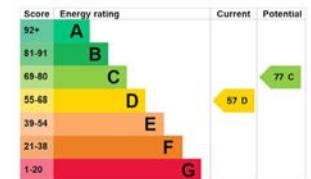


Illustration for identification purposed only, measurements are approximate, not to scale.



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