



1 & 2 Claremont, 13 Greenfield Avenue, Stourbridge, DY8 1SX

BERRIMAN  
EATON

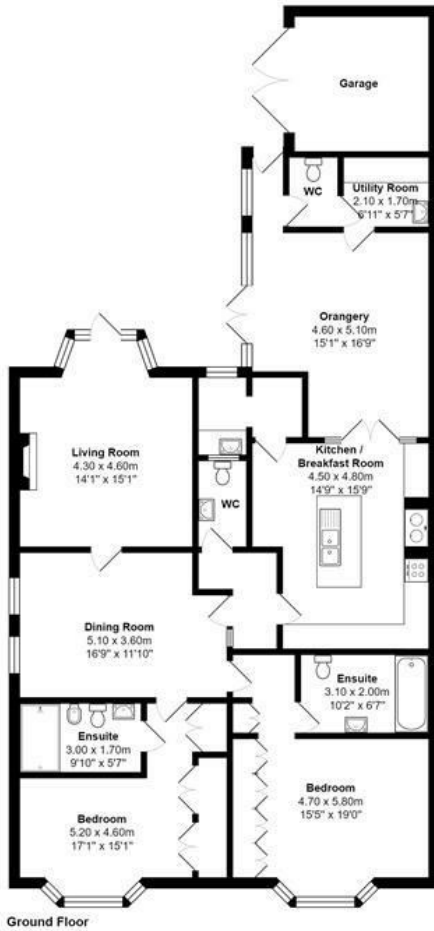




## 1 & 2 Claremont, 13 Greenfield Avenue, Stourbridge, DY8 1SX

Large period family home with an abundance of charm and character, retaining many period features but blending with the contemporary to provide for the needs of modern family living.

Claremont, 13, Greenfield Avenue, Stourbridge, DY8 1SX



Total Approx Area: 376.0 m<sup>2</sup> ... 4047 ft<sup>2</sup> (excluding balcony, garage, cellar)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 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 the operability or efficiency can be given.

## LOCATION

Stourbridge is ideally situated for easy commuting to most commercial centres within the West Midlands, North Worcestershire, the Black Country and Birmingham. Kidderminster and Worcester are easily within reach with the Midlands motorway network being accessed via the M5 from Halesowen or Bromsgrove. Stourbridge Junction offers direct trains to Birmingham, Worcester and London. Stourbridge is much sought after as it extends seamlessly into beautiful Worcestershire South Staffordshire countryside which is renowned for its lovely walks, footpaths, bridleways and many quintessential English villages to explore.

## ACCOMMODATION

13 Greenfield Avenue comprises two dwellings.

### 1 Claremont

Ground Floor apartment.

Living room with walk in bay window with door to garden,

Formal dining room

Large farmhouse style Kitchen with island unit and double doors leading to

Contemporary Orangery with doors to the garden

2 X Cloakrooms

Utility

Boot room

Cellar

Two Double bedroom both with a wealth of built in storage and walk in bay windows one having ensuite shower room and the other an ensuite bathroom.

### 2 Claremont

Duplex apartment over the first and second floors

External stairs to entrance

Entrance Hall on the first floor with door radiating off to four double bedrooms, superb Bathroom with freestanding bath and separate shower, a Separate Shower room is also located on this floor.

Stairs to the second floor

Landing with utility area

Cloakroom

Superb open plan Family Living Space.

Kitchen with mezzanine above

Dining Area

Seating Area with Log Burner

Family Room with full height glazing and door onto the balcony with lovely views across the garden.

## OUTSIDE

Large Paved Parking Area

The gardens are extensive and mature with a wealth of trees shrubs and perennials. Large lawn and generous patio seating area ideal for entertaining.

Boat house sheds and a log store give plenty of garden storage solutions.

## AGENTS NOTES

The property is to be sold as one lot the two leasehold apartments and the freehold.

Please contact the agent for further information.

## SERVICES

We are advised by the Vendors that all main services are connected and in addition the property also benefits from solar photovoltaics panels.

COUNCIL TAX BAND 1 Claremont C – Dudley MBC

2 Claremont C - Dudley MCB

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows there is likely coverage indoor and outdoor

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Price Guide £850,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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