56 West Street, Stourbridge, DY8 1XN

£360,000

Nestled on the charming West Street in Stourbridge, this end terrace house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a well-appointed bathroom, this property offers a comfortable and spacious living environment spread across 1,249 sq ft.

Built in around 1900, this characterful home exudes a timeless appeal while seamlessly blending modern conveniences. The gated off-road parking for one car to the side ensures both security and convenience, making coming home a breeze.

Conveniently located within walking distance to Stourbridge Town, Greenfield Primary School, and the picturesque Greenfield Gardens park, this property is perfect for families and professionals alike. Whether you're looking for a peaceful retreat or easy access to amenities, this house ticks all the boxes.
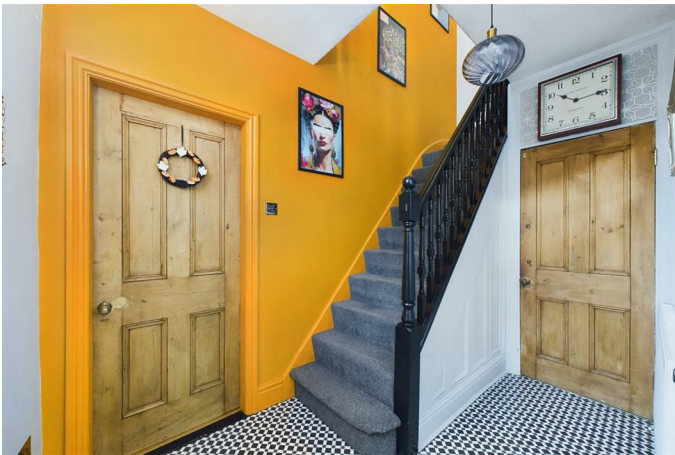
Don't miss out on the chance to make this house your home and experience the best of 'Old Quarter' living. Book a viewing today and step into the next chapter of your life in this wonderful property.

Approach

With a wrought iron gate leading to walled front garden, gated access to off-road parking to the side

Entrance Hall

With a door leading from the front garden, stairs leading to the first floor accommodation, doors leading to the various rooms including cellar access

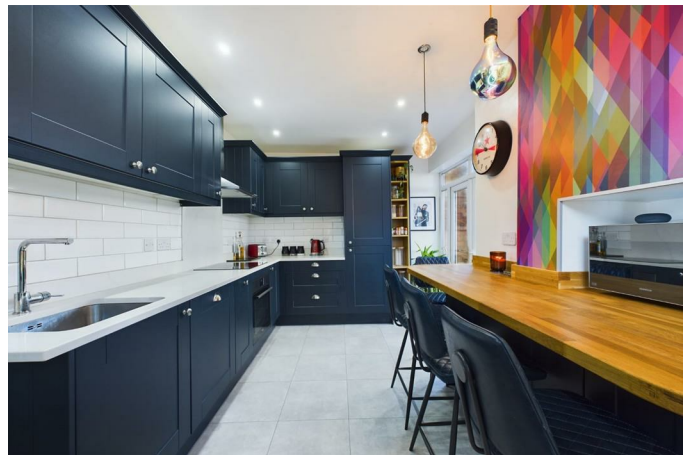## Dining Room 10'6" x 11'9" (3.21 x 3.60)

With a door leading from the entrance hall, traditional style fireplace with decorative surround, a central heating radiator, a double glazed bay window to the side and a double glazed window to the front

Living Room 11'3" x 13'2" (3.44 x 4.02)

With a door leading from the entrance hall, fireplace with solid fuel burning stove, a door leading to the kitchen, a central heating radiator and a double glazed window to the front

Kitchen 9'2" x 14'4" (2.81 x 4.38)

With a door leading from the living room, fitted with a range of wall and base units with Quartz worktops above, integrated appliances, sink with mixer tap, breakfast seating area with recess, access to the ground floor WC and further storage, utility cupboard, a central heating radiator and a double glazed patio door to the side and a double glazed window to the front
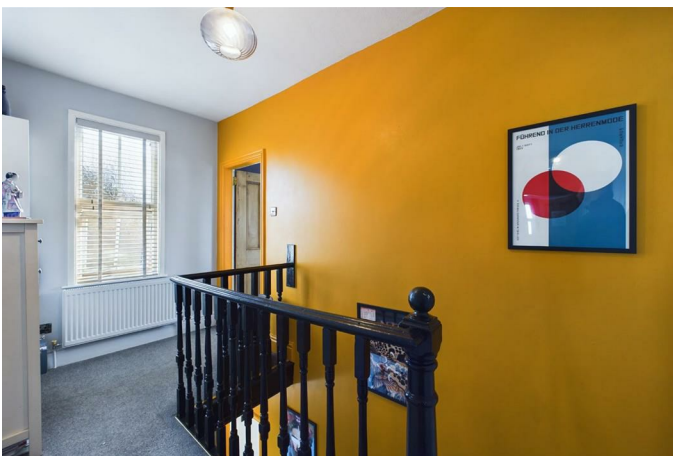
WC

With a door leading from the kitchen, hand wash basin, WC and a double glazed window to the rear

Converted Cellar 13'5" x 9'8" (4.10 x 2.95)

With stairs leading from the entrance hall, tanked and dry lined cellar currently used as a children's play-room with seating and a double glazed window to the side

Landing

With stairs leading from the entrance hall, doors to various rooms

Bedroom 10'11" x 10'9" (3.33 x 3.30)

With a door leading from the landing, traditional fireplace, a central heating radiator and double glazed windows to the front and side

Bedroom 8'0" x 10'6" (2.45 x 3.22)

With a door leading from the landing, a central heating radiator and a double glazed window to the front

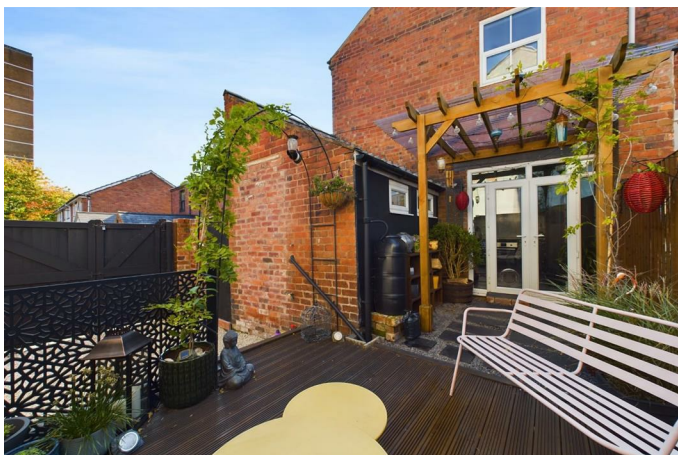## Bedroom 9'4" x 7'4" (2.85 x 2.24)

With a door leading from the landing, central heating radiator and a double glazed window to the side

Bathroom

With a door leading from the landing, WC, hand wash basin, bath with mixer tap, shower cubicle with glass screen, a double glazed window to the front and a central heating radiator
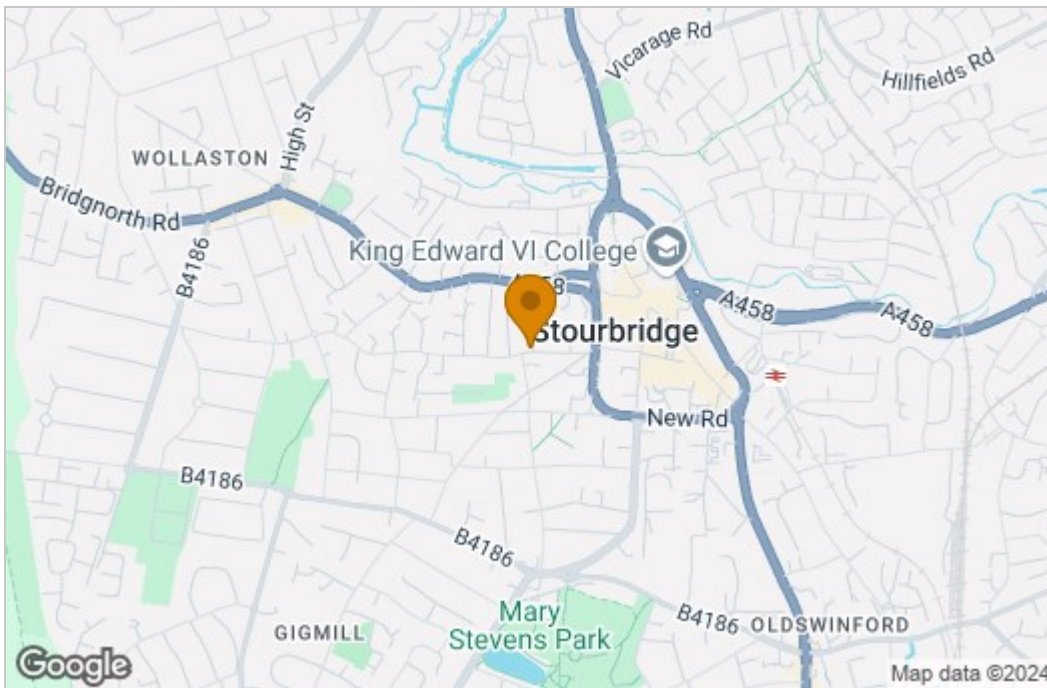
Garden

With a door leading from the kitchen, patio area with access to gated parking, garden storage structure and an outdoor tap
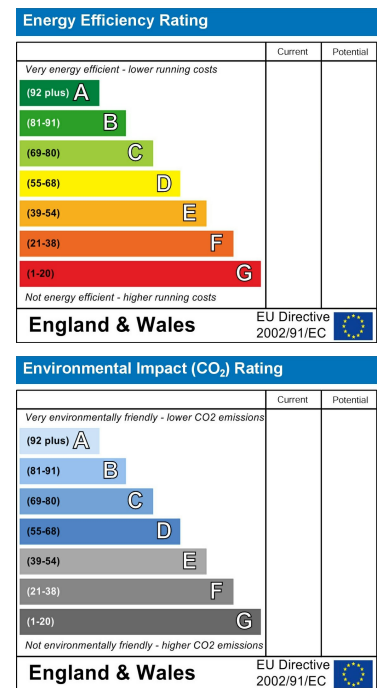
Floor Plan

Cellar

Cellar
4.10 x 2.95 m
13'5" x 9'8"

Cellar

Ground Floor

Dining Room
3.21 x 3.60 m
10'6" x 11'9"

Hallway

Living Room
3.44 x 4.02 m
11'3" x 13'2"

Kitchen
2.81 x 4.38 m
9'2" x 14'4"

WC

Laundry Room

Ground Floor

Floor 1

Landing

Bedroom
3.33 x 3.30 m
10'11" x 10'9"

Bedroom
2.45 x 3.22 m
8'0" x 10'6"

Bedroom
2.85 x 2.24 m
9'4" x 7'4"

Bathroom

Floor 1

Area Map

Map data ©2024

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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