



# RE/MAX

Prime Estates



## 116 Lea Vale Road, Stourbridge, DY8 2AU

### £385,000

Nestled on the ever popular Lea Vale Road in Stourbridge, this semi-detached bungalow presents an excellent opportunity for comfortable living. The property boasts two well-proportioned bedrooms and two bathrooms, making it ideal for small families or those seeking single-storey convenience.

Upon entering, you will find a spacious reception room that welcomes you with its bright and airy atmosphere. The modern kitchen diner has been thoughtfully re-designed, providing a perfect space for culinary pursuits and casual dining. The entire property has been fully refurbished within the last three years, ensuring that it meets contemporary standards. Notable upgrades include a new roof, electrical work, a new central heating system, and double glazing throughout, all contributing to energy efficiency and comfort.

For those with vehicles, the property offers ample parking space for multiple vehicles. The outdoor space is equally appealing, providing a manageable garden area that can be tailored to your preferences.

This bungalow is not only a practical choice but also a stylish one, with modern finishes and a layout that maximises space and light. Its location offers a blend of tranquillity and accessibility, with local amenities, parks and transport links within easy reach. This property is a must-see for anyone looking to enjoy a well-appointed home in a sought-after area.



## Approach



With a dropped kerb leading to tarmacadam driveway, garage door access and a door leading to;

### Entrance Hall

With a door leading from the front driveway, doors to various rooms and a central heating radiator

### Living Room 20'6" x 14'0" (6.27 x 4.28)

With a door leading from the entrance hall, a door leading to the kitchen diner, gas fireplace with decorative surround, a double glazed sliding door to the conservatory and central heating radiators

### Kitchen Diner 11'11" x 19'2" (3.64 x 5.86)



With a door leading from the living room, fitted with a range of wall and base units with worktops, integrated appliances, hob with extractor hood above, doors leading to the garage and garden, a double glazed lantern window, a double glazed window to the rear and a central heating radiator

## Conservatory 6'5" x 10'9" (1.96 x 3.28)



With a double glazed sliding patio door from the living room, double glazed windows to three sides, doors leading to the rear garden

### Bedroom 13'10" x 11'1" (4.22 x 3.39)

With a door leading from the entrance hall, fitted wardrobes with dressing table, a double glazed window to the front and a central heating radiator

### Bedroom 10'7" x 8'6" (3.25 x 2.60)



With a door leading from the entrance hall, fitted wardrobes with dressing table, a double glazed window to the side and a central heating radiator

### Bathroom 3'9" x 9'4" (1.16 x 2.86)



With a door leading from the entrance hall, WC, hand wash basin, bath with shower over, a double glazed skylight window in the ceiling and a central heating radiator

## WC

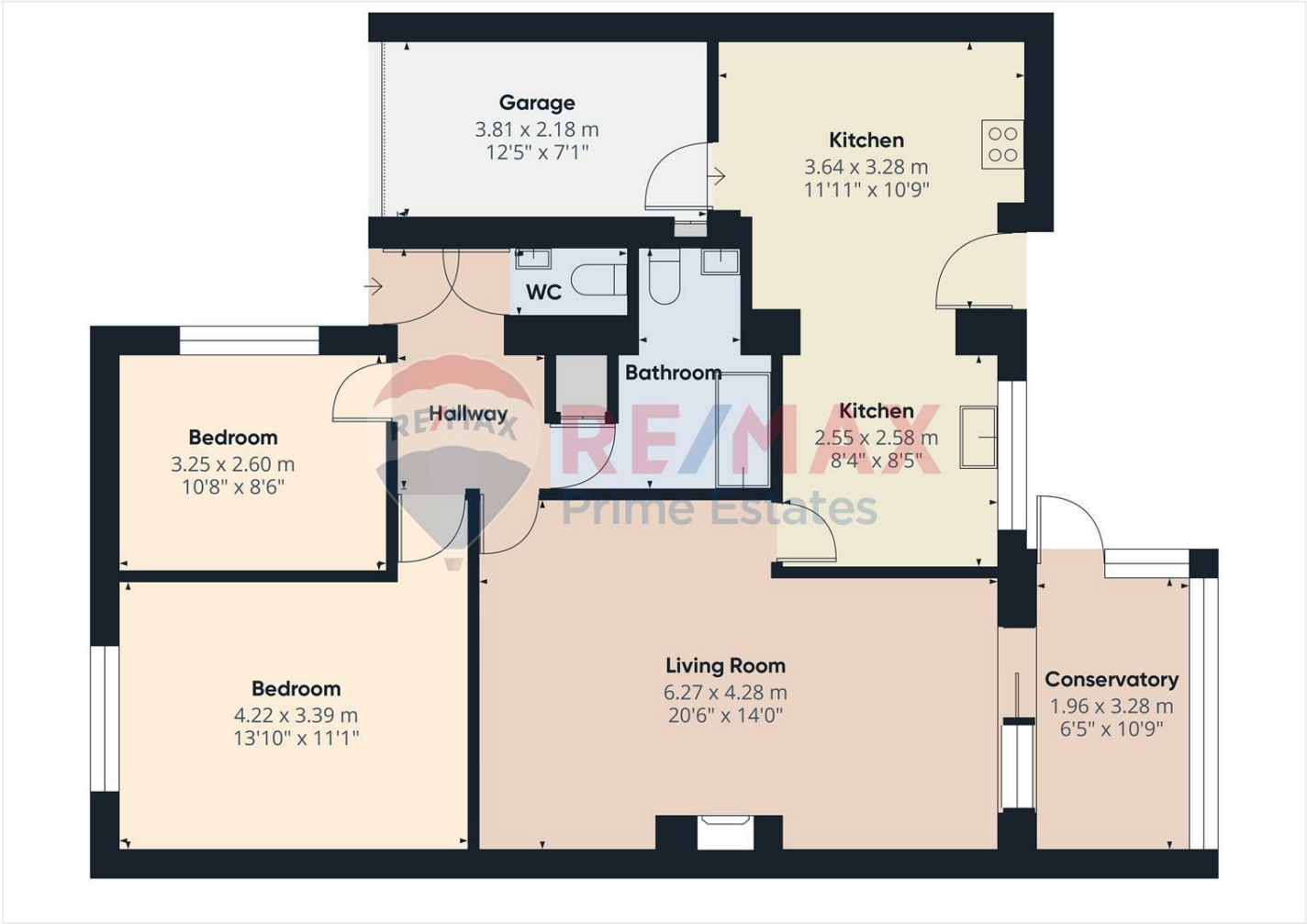


With a door leading from the entrance hall, WC, hand wash basin, skylight window and a central heating radiator

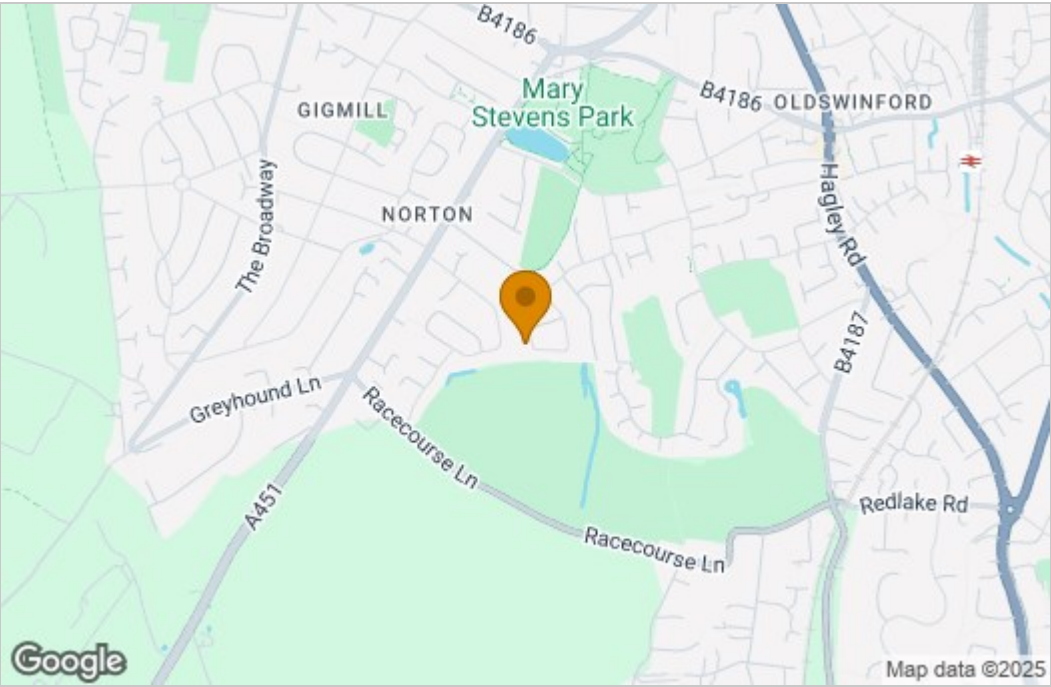
## Garage 12'5" x 7'1" (3.81 x 2.18)

With a door leading from the driveway, electricity outlet points and a door leading to the kitchen diner

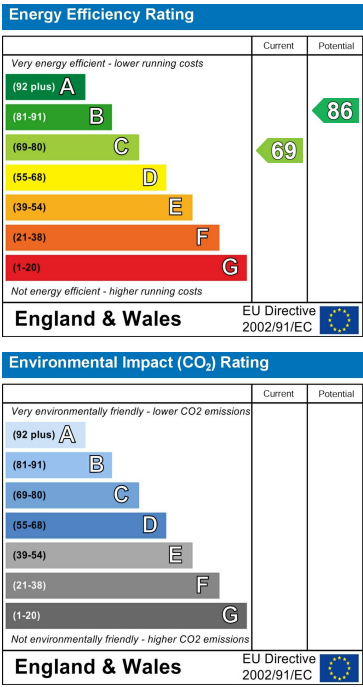
Floor Plan



Area Map



Energy Efficiency Graph



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