



Stourbridge

25 Lawnswood Avenue,
West Midlands, DY8 5LR

ANDREW COLE
ESTATES

Stourbridge, Offers in Excess of £475,000

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West Midlands, DY8 5LR

This beautifully presented home stands in a gently elevated position boasting a large frontage. There is ample parking and motorhome/caravan storage fitted with inset security bollards. There is a deceptive amount of space to both side elevations incorporating a fully landscaped block paved storage area with secure bifold timber gates. There is no need to consider outside storage/garden sheds, there are a number of options to the opposite elevation with three well hidden timber storage units/sheds. The rear gardens are a particular feature providing enviable privacy, well stocked mature borders which are fully landscaped, neatly kept lawns and a huge outdoor covered seating area incorporating light and power.

Internally the wide reception hall with beautiful oak staircase and cloaks cupboard sets the tone for the light and spacious accommodation comprising two reception rooms, beautifully fitted modern





kitchen with integrated appliances, rear lobby with separate WC and access to garage with utility area.

On the first floor a large double landing incorporates a small home working space, in turn the landing leads to 3 generous bedrooms the master with ensuite and a contemporary shower room. Improved and maintained to the highest standard, this fine home has undergone a wealth of recent refinements and requires a full and early inspection to be appreciated.

EPC: TBC

Council Tax is Band E - Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

13' 7" x 9' 7" (4.14m x 2.92m)
With CLOAKS CUPBOARD off

DINING ROOM (FRONT)

12' 2" x 11' 9" (3.71m x 3.58m)
With multi fuel burner

LOUNGE (REAR)

13' 9" x 11' 9" (4.19m x 3.58m)

KITCHEN (REAR)

9' 6" x 9' 6" (2.89m x 2.89m)
With integrated oven and hob

FIRST FLOOR

DOUBLE LANDING/STUDY AREA

Loft ladder for access to loft

BEDROOM NO. 1 (FRONT)

13' 1" x 12' 1" (3.98m x 3.68m)

With en suite OFF

EN SUITE

6' 2" x 4' 8" (1.88m x 1.42m)

Off master bedroom

BEDROOM NO. 2 (FRONT)

11' 9" x 10' 9" (3.58m x 3.27m)

BEDROOM NO. 3 (FRONT)

9' 9" x 9' 8" (2.97m x 2.94m)

SHOWER ROOM (REAR)

7' 5" x 7' 4" (2.26m x 2.23m)

With large walk in shower and being fully fitted

REAR LOBBY

With boiler cupboard and separate wc OFF

OUTSIDE

GARAGE/UTILITY AREA

17' 2" x 8' 3" (5.23m x 2.51m)

SHEDS, CARAVAN/MOTOR HOME
STORAGE SPACE

REAR GARDEN OUTSIDE SEATING AREA
and FURTHER PATIO AT HEAD OF THE
GARDEN





SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY

MISDESCRIPTORS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING

REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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