



Falcon Rise, STOURBRIDGE, DY8 4QQ

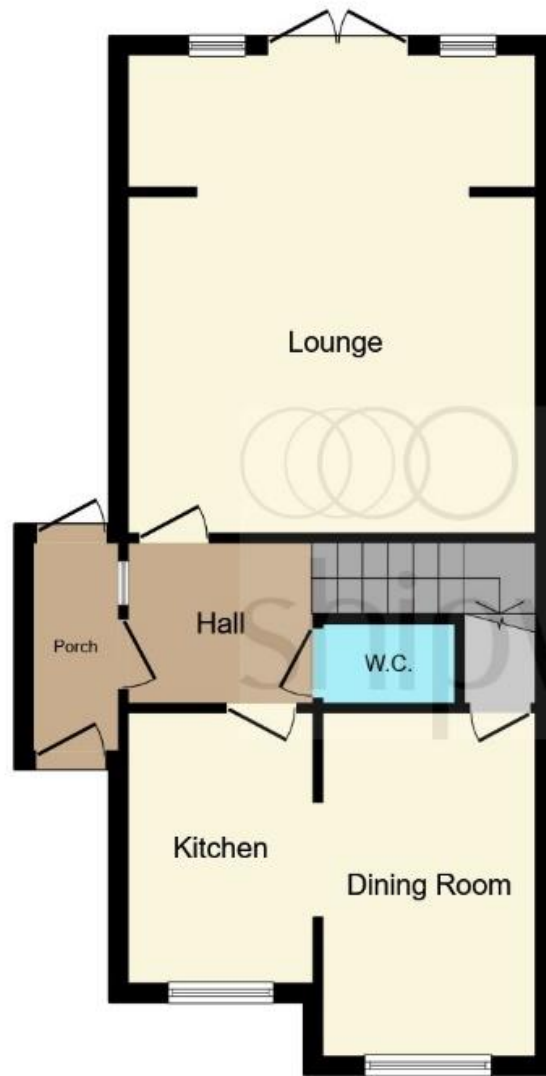


welcome to

Falcon Rise, STOURBRIDGE

Ideal for young families this well-proportioned 3 bed semi-detached property is location in the highly sought after location of Wollaston. In close proximity to Stourbridge Town Centre and with its abundance of local shops, schools, restaurants, and good transport links.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approach

Tarmac driveway to front providing off road parking for multiple vehicles.

Porch

Allowing access into the entrance hall along with access to the garden.

Entrance Hall

Spacious hall with doors to all ground floor accommodation, stairs to first floor.

Lounge

14' 9" x 17' 9" (4.50m x 5.41m)

French doors to rear, two central heating radiators.

Kitchen

9' 9" x 6' 7" (2.97m x 2.01m)

Variety of wall and base units, integrated electric oven, four ring gas hob with extractor above, plumbing for dishwasher, stainless steel sink and drainer, opening to dining room, double glazed window to front.

Dining Room

12' 7" x 7' 6" (3.84m x 2.29m)

Double glazed to front, under stair storage cupboard with plumbing for washing machine, central heating radiator.

W.C

Wash hand basin, W.C.

Landing

Bright and spacious landing with doors radiating off to all first floor accommodation, airing cupboard housing the boiler, loft access.

Bedroom 1

14' 9" x 10' (4.50m x 3.05m)

Double glazed window to front, central heating radiator.

Bedroom 2

11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to rear, central heating radiator.

Bedroom 3

12' 1" x 5' 9" (3.68m x 1.75m)

Double glazed window to rear.

Bathroom

Bath with electric shower, wash hand basin, W.C, central heating radiator, double glazed window to side.

Garden

A private and peaceful rear garden offering a patio area leading to a neat and tidy lawn.

Agent Note

Freehold Property

EPC - D

Council Tax Band - C



view this property online shipways.co.uk/Property/HAG105149



welcome to

Falcon Rise, STOURBRIDGE

- 3 Bed Semi Detached Family Home
- Kitchen & Diner
- Extended Lounge
- 3 Good sized Bedrooms
- House Bathroom & WC

Tenure: Freehold EPC Rating: D

offers over

£275,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/HAG105149



Property Ref:
HAG105149 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



01562 886633



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West Midlands, DY9 0NG



shipways.co.uk