



Stuarts Green, Stourbridge, DY9 0XR

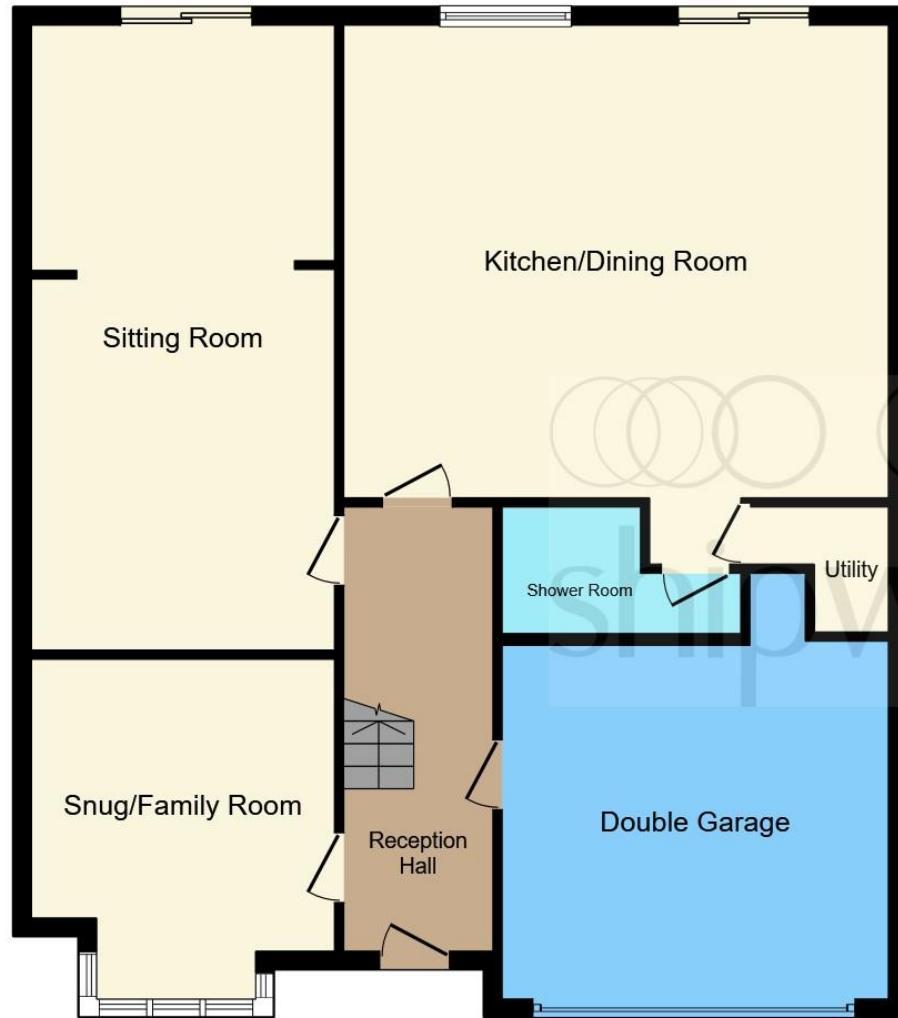


welcome to

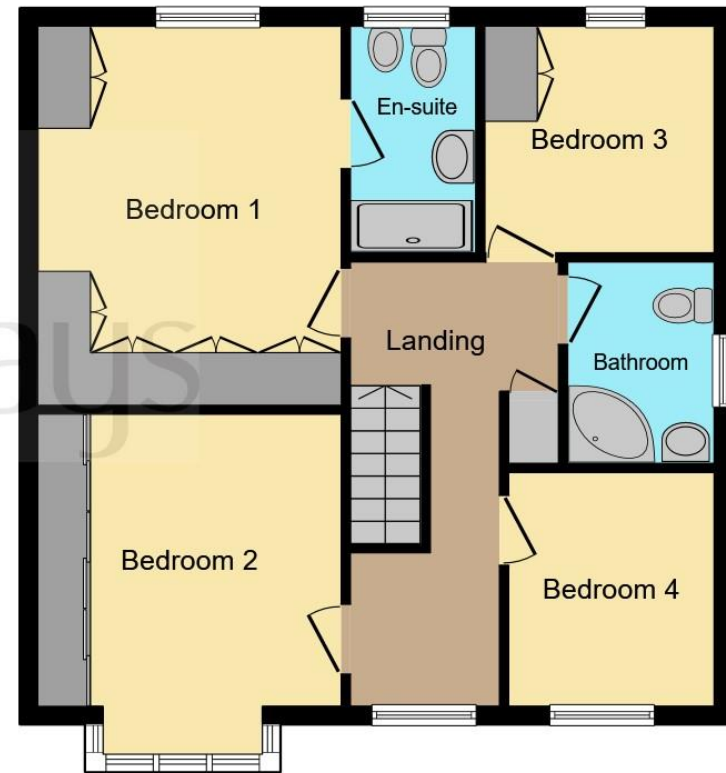
Stuarts Green, Pedmore

With excellent transport links, including easy access to major motorways and public transportation. Don't miss the opportunity to make this wonderful property your new home, early viewings are advised.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agent Note

The Council Tax Band is D.

Entrance Porch

Hive system, door to room and garage and stairs to first floor.

Lounge

26' 11" x 12' 6" (8.20m x 3.81m)

Bi-fold doors to rear, window to side, spot lights and gas fire.

Reception Room Two

12' 1" x 13' 11" (3.68m x 4.24m)

Window to front, spot lights and central heating radiator.

Kitchen/ Diner

19' 9" x 19' 9" (6.02m x 6.02m)

Bi-fold window and door, spot lights, light fittings, granite worktops, storage cupboards, three miscle oven, steam, moisture plus, microwave, warmer drawer, Quooker mixer tap, integrated dishwasher, fridge/freezer, bar, wine fridge, SONOS system, floating cupboard, storage on island and boiler. Under-floor heating.

Utility

with spotlights, radiator, worktops and housing the combination boiler.

Downstairs Shower Room

Walk-in shower, toilet, sink, storage and feature wall.

Landing

Window to front, central heating radiator, stairs and doors to various rooms.

Bedroom One

15' x 12' 9" (4.57m x 3.89m)

Window to rear, light fitting and integrated storage.

En-Suite Shower Room

Window to rear, shower, sink and toilet.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

Window and integrated storage.

Bedroom Three

8' 4" x 9' (2.54m x 2.74m)

Window to rear, light fitting and central heating radiator.

Bedroom Four

10' x 10' (3.05m x 3.05m)

Window to front, bay window, light fitting, central heating radiator and integrated storage.

Bathroom

Bath, toilet, sink, heated mirror and towel rail.



view this property online shipways.co.uk/Property/HAG104874



welcome to

Stuarts Green, STOURBRIDGE

- Open-plan kitchen/ living space
- Finished to a high specification
- Downstairs shower room
- 2 reception rooms
- Under-floor heating

Tenure: Freehold EPC Rating: D

£750,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/HAG104874



Property Ref:
HAG104874 - 0006

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