



**Grange Lane, Stourbridge, DY9 7HL**



**welcome to**

**Grange Lane, Stourbridge**

\*\*\*\*TWO BEDROOM TERRACED PROPERTY\*\*\*\*GENEROUS BEDROOMS\*\*\*REAR GARDEN\*\*\*\*POPULAR LOCATION\*\*\*\*STREET PARKING\*\*\*\*VIEWINGS ADVISED\*\*\*\*



**Agent Note**

The Council Tax Band is A.

**Approach**

Approached via a shared pathway leading to front door.

**Entrance Hallway**

Having a front facing double glazed window, ceiling light connection, stairs to first floor and doors to:-

**Lounge**

13' 9" max x 12' 3" max ( 4.19m max x 3.73m max )  
Having a front facing and rear facing double glazed windows, ceiling light connection an central heated radiator. There is a feature fireplace with inset electric fire.

**Kitchen**

13' 7" max x 7' 6" max ( 4.14m max x 2.29m max )  
Having a front and rear facing double glazed windows, a range of wall and base units with worktops over, There is a stainless steel sink and drainer unit , space for a fridge freezer and space and plumbing for a washing machine, Having space for a free standing cooker, a wall mounted central heated boiler, a wall mounted central heated boiler and an opening into the lobby area with a rear door to garden and door to W/C.

**Cloakroom**

Having a rear facing double glazed window, ceiling light connection, a wall mounted wash hand basin with pillar taps over and a central heated radiator.

**Landing**

Having a rear facing double glazed window, a ceiling light connection and a central heated radiator.

**Bedroom 1**

11' x 9' 2" ( 3.35m x 2.79m )  
Having front facing double glazed windows, a ceiling light connection, and a central heated radiator

**Bedroom 2**

14' 3" max x 10' 10" narrowing to 7.07 ( 4.34m max x 3.30m narrowing to 7.07 )  
Having rear and front facing double glazed windows, a ceiling light connection, a central heated radiator, a fitted cupboard and loft access to ceiling area.

**Bathroom**

having a rear double glazed window with obscure glass, a ceiling light connection, a central heated radiator, a paneled bath with shower attachment over, a pedestal wash hand basin, low level W/C and tiling to splash prone areas.



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welcome to

## Grange Lane, Stourbridge

- TWO BEDROOM TERRACED PROPERTY
- STREET PARKING
- DOUBLE GLAZED AND CENTRALLY HEATED
- POPULAR LOCATION
- GOOD SIZED BEDROOMS

Tenure: Freehold EPC Rating: D

offers over

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAG105405 - 0004

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