



**South Avenue, Stourbridge, DY8 3XY**





**welcome to**

**South Avenue, Stourbridge**

\*\*\*\*SITUATED IN THE OLD QUARTER OF STOURBRIDGE\*\*\*\*THREE BEDROOMS\*\*\*\*THREE STOREY\*\*\*\*WALKING DISTANCE TO STOURBRIDGE TOWN\*\*\*\*TRADITIONAL IN STYLE\*\*\*\*PLEASANT REAR GARDEN\*\*\*\*VIEWINGS ADVISED\*\*\*\*





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](http://www.focalagent.com)

## Agent Note

The Council Tax Band is C.

## Entrance Hallway

Double glazed window to front, ceiling light, feature archway, stairs to first floor accommodation and door to dining room.

## Lounge

12' 2" x 10' 5" into recess ( 3.71m x 3.17m into recess )  
Double glazed window to front with shutters, central heating radiator and feature fireplace with cast iron fire.

## Dining Room

12' 11" into recess x 18' 10" max ( 3.94m into recess x 5.74m max )  
Double glazed window to rear, ceiling light, central heating radiator, feature fireplace with inset fire, laminate floor, door to store area and downstairs cloakroom.

## Inner Hallway

ceiling light, double glazed door to garden, stable door to shared side alley for bin access.

## Kitchen/Dining Area

20' 10" max x 7' 6" max ( 6.35m max x 2.29m max )  
Double glazed window to side, double glazed patio doors to garden, three ceiling lights, range of wall and base units, worktops, sink/drainers with mixer tap, four ring gas hob, oven beneath, cooker hood, space for electrical appliances (washing machine, fridge/freezer and slimline dishwasher), central heating radiator and cupboard housing the boiler.

## Downstairs Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap and tiled splashback,

## Landing

Ceiling light, stairs to second floor and doors to various rooms.

## Bedroom One

13' 6" into recess x 12' 3" ( 4.11m into recess x 3.73m )  
Double glazed window to front with shutters, ceiling light, central heating radiator, feature cast iron fire and built-in wardrobe with hanging rail.

## Bedroom Two

12' 1" x 7' 9" ( 3.68m x 2.36m )  
Double glazed window to rear, ceiling light and central heating radiator.

## Bedroom Three

15' 9" max x 10' 4" max ( 4.80m max x 3.15m max )  
(Irregular shaped room & partial restricted height)  
Double glazed window to rear, ceiling light and central heating radiator.

## Bathroom

Obscure double glazed window to rear, ceiling light, panelled bath, separate shower cubicle with glass door, low level wc, pedestal wash hand basin, heated towel rail and tiled splashback.

## Second Floor Landing

Double glazed window to side, ceiling light and door to storage room.

## Storage Room

11' 11" max x 6' 9" max ( 3.63m max x 2.06m max )  
(Sloped ceiling) Two Velux windows, wall light, central heating radiator and eaves storage.

## Rear Garden

Paved patio, outside tap and light, garden shed, pathway, mature trees and fencing to boundaries.



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welcome to

## South Avenue, Stourbridge

- GREAT LOCATION
- OLD QUARTER OF STOURBRIDGE
- THREE STOREY PROPERTY
- THREE BEDROOMS
- GALLEY STYLE KITCHEN

Tenure: Freehold EPC Rating: D

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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