



**Conifers, Racecourse Lane, Stourbridge, DY8 2RL**



**welcome to**

**Conifers, Racecourse Lane, Stourbridge**

\*\*\*\*FOUR BEDROOM DETACHED FAMILY HOME\*\*\*\*LARGE CORNER PLOT\*\*\*\*WALKING DISTANCE TO MARY STEVENS PARK AND STOURBRIDGE TOWN CENTRE\*\*\*\*GOOD LOCAL SCHOOLS\*\*\*\*OPEN PLAN KITCHEN/LIVING/DINING AREAS\*\*\*\*GARAGE\*\*\*\*EASY ACCESS TO TRANSPORT LINKS\*\*\*\*

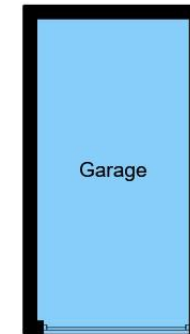




**Ground Floor**



**First Floor**



**Garage**

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)

## Agents Note

The Council Tax Band is E

## Approach

Having driveway for ample cars, an in and out driveway, access to open porch and rear garden access.

## Inner Hallway

Having double glazed front door, a ceiling light connection and access to Lounge/Kitchen/Dining areas.

## Dining Room Area

14' 10" x 13' 11" ( 4.52m x 4.24m )

Having a ceiling light connection, central heated radiator, archway through to downstairs toilet, openings to living area, and kitchen area, karndean flooring.

## Living Area

7' 8" x 7' 7" ( 2.34m x 2.31m )

Having a side facing triple glazed window, ceiling light connection and a central heated radiator.

## Kitchen

17' 5" x 11' 7" ( 5.31m x 3.53m )

Having a rear facing triple glazed window, ceiling spot lights, heated ladder rail, roof light, centre island with breakfast bar area, a range of wall and base units with quartz work tops over, sink and drainer unit with a mixer tap over, induction hob with extractor over, double oven and grill in a tall housing unit, integrated dishwasher, bosch appliances, wireless charger, door to utility.

## Utility Room

11' 3" x 5' 8" ( 3.43m x 1.73m )

Rear faced double glazed door to garden, roof light, tiling to floor, ceiling spot lights, a range of wall and base units, recessed sink and drainer unit, with mixer tap over, space and plumbing for washing machine and tumble dryer, space for American Fridge Freezer, heated towel rail and tiling to floor.

## Lounge

16' 8" Bay x 14' ( 5.08m Bay x 4.27m )

Triple glazed Bow Window, Central heating radiator and storage cupboard. side facing double glazed window, ceiling light connections and central heated radiator.

## W/C

Having a feature window, low level W/C, ceiling light connection, wall mounted electric heated towel rail, vanity wash hand unit with mixer tap over.

## Landing

Having triple glazed window, ceiling light connection, loft access with ladder and being part boarded and doors to:-

## Bedroom One

10' 4" x 14' 2" ( 3.15m x 4.32m )

Having front facing triple glazed window, ceiling light connection, central heated radiator and sliding doors to dressing room with hanging rails and shelving and ensuite bathroom.

## Ensuite Bathroom

Having a triple glazed windows, ceiling light connection, double shower cubicle, low level wc/ac and ash hand basin with storage unit and mixer tap over.

## Bedroom Two

11' 7" x 19' 10" ( 3.53m x 6.05m )

Having a side facing triple glazed window, ceiling spot lights, ceiling light connections, heated radiator and further heated ladder rail.

## Bedroom Three

11' 9" x 8' 3" ( 3.58m x 2.51m )

Having a triple glazed window, ceiling light connections and central heated radiator.

## Bedroom Four

8' 2" x 8' 5" ( 2.49m x 2.57m )

Currently used as a study and having a rear facing triple glazed window, ceiling light connection, and heated ladder rail.

## Bathroom

Having a rear facing triple glazed window, ceiling light connection, free standing betwixt attachment over, shower cubicle, store cupboard, vanity wash hand nitwit recessed basin and mixer tap, low level W/C, heated towel rail.

## Rear Garden

Having composite decking, outside tap, side fencing, tiered garden, artificial grass, steps to lower area, side gate access, space for garden shed, paved pathway, rear access to further driveway and garage.

## Garage

Up and over door, power, lighting, apex room for storage.

## Rear Driveway

Giving extra parking areas, and access to garage.



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welcome to

## Conifers, Racecourse Lane, Stourbridge

- RENOVATED THROUGHOUT
- HI SPECIFICATION FINISH
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- WALKING DISTANCE TO STOURBRIDGE TOWN

Tenure: Freehold EPC Rating: C

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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