



Birchfield Road, Stourbridge, DY9 9BU

welcome to

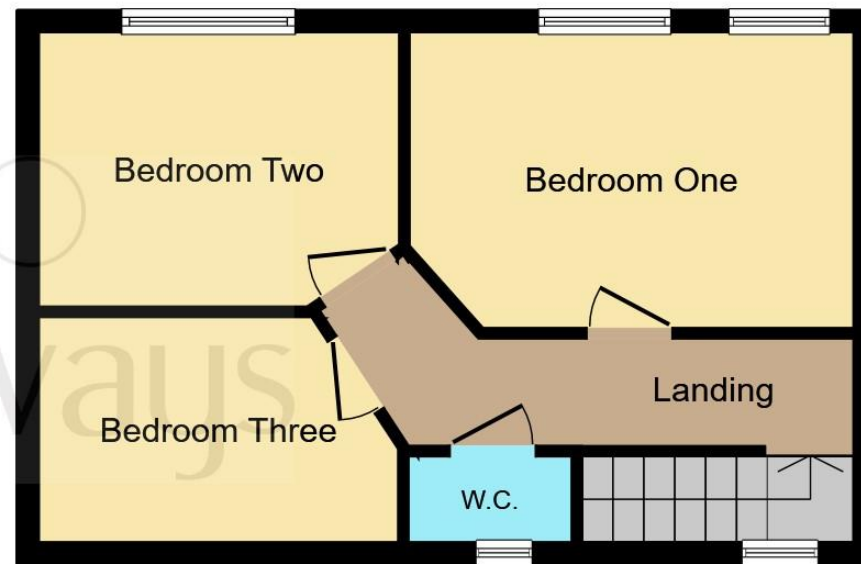
Birchfield Road, Stourbridge

****THREE BEDROOM SEMI-DETACHED PROPERTY****DOUBLE GLAZED AND CENTRALLY HEATED****FRONT AND REAR GARDENS****POPULAR LOCATION****VIEWINGS 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

Auctioneer's Comments

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Agent Note

This property is council tax band B.

Approach

Mature trees, parking for two cars, graveled frontage, wrought iron gates.

Entrance Hall

Double glazed front facing door and side facing windows, ceiling light connections, central heating radiator, stairs to first floor, doors to :-

Lounge

15' 5" x 10' 10" (4.70m x 3.30m)

Double glazed rear facing sliding patio doors and front facing window, central heating radiator, ceiling light connections, feature fireplace.

Kitchen

12' 2" x 6' 3" (3.71m x 1.91m)

Double glazed rear facing window and door, ceiling light connection, central heating radiator, door to pantry, range of wall and base units and drawers with worktops over, stainless steel sink and drainer with mixer tap, electric hob with oven beneath and extractor over, space for washing machine and fridge freezer, tiling to floor and walls.

Bathroom

Being on the ground floor. Double glazed rear facing window, ceiling light connection, central heating radiator, low level flush W/C, pedestal wash hand basin with pillor taps over, paneled bath with shower over, tiling to splash-prone areas.

Landing

Double glazed side facing window, ceiling light connection, central heating radiator, doors to :-

Bedroom One

13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed rear facing window, ceiling light connection, central heating radiator.

Bedroom Two

9' 9" x 8' 1" (2.97m x 2.46m)

Irregular shape. Double glazed rear facing window, ceiling light connection, central heating radiator, cupboard housing central heating boiler.

Bedroom Three

9' 9" x 8' 1" (2.97m x 2.46m)

Irregular shape. Double glazed rear facing window, ceiling light connection, central heating radiator, cupboard housing central heating boiler.

W/C

Double glazed side facing window, low level flush W/C, wash hand basin with pillor taps, tiling to half walls.

Rear Garden

Paved patio, outside light, side gate, picket fence, tiered garden steps, down to lower level, half wall and fencing to rear, garden shed, outside tap.



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welcome to

Birchfield Road, Stourbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED PROPERTY
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAG105762 - 0004

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