



Kidderminster Road South, Hagley, Stourbridge, DY9 0JH

welcome to

Kidderminster Road South, Hagley, Stourbridge

****WELL PRESENTED AND MODERNISED FAMILY HOME****THREE BEDROOMS****NEW BESPOKE KITCHEN AND BATHROOM****INTEGRATED APPLIANCES****WALKING DISTANCE TO THE SCHOOLS AND VILLAGE AMENITIES****EARLY 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

Agent Note

This property is council tax band D.

Approach/Front Garden

Pebbled driveway for five cars, block edging, feature border with mature tree, step up to front porch, inset lighting.

Entrance Porch

Double glazed door to front and side window, ceiling light connection, step up to front door, acoustic paneling to walls.

Entrance Hall

Front facing composite door, understairs storage, led lighting, central heating radiator, hard wood flooring, cupboard housing fuse board and electrics.

Downstairs W/C

Low level W/C, vanity wash hand basin with mixer tap, tiling to splash-prone areas.

Sitting Room

13' into bay. x 11' 9" (3.96m into bay. x 3.58m)
Double glazed front facing bay window, ceiling light connection, led lighting, acoustic paneled wall, central heating radiator.

Lounge Area

11' 8" x 11' 8" (3.56m x 3.56m)
Led ceiling lights and strobe lighting, central heating radiator, multi functional media wall with inset lighting and storage, opening to dining area.

Dining Area

10' 10" x 8' 8" (3.30m x 2.64m)
Double glazed rear facing bi-fold door and roof glass, heated ladder radiator, led lighting opening to kitchen.

Kitchen Area

18' 5" x 12' 8" (5.61m x 3.86m)
Double glazed rear and side facing window, led lighting, heated radiator ladder, further radiator under breakfast bar, range of wall and base units with drawers and worktops over, sink and drainer unit with mixer tap, induction hob and cooker hood over, double oven and grill integrated within a tall housing unit, space for American fridge freezer.

W/C

Low Level W/C , ceiling light connection, vanity wash hand basin with mixer tap over and tiling to splash prone area.

Rear Porch

Having ceiling spot lights, double glazed door to garden and further door to garage.

Landing

Double glazed side facing obscure window, led lighting, loft access with ladder, part boarded, doors to:-

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)
Double glazed rear facing window, led lighting, central heating radiator.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)
Double glazed front facing window, led lighting, central heating radiator.

Bedroom Three

8' 3" x 7' 5" (2.51m x 2.26m)
Double glazed front facing window, led lighting, central heating radiator, built in bed with storage.

Bathroom

Double glazed rear facing obscure window, led lighting, shower cubical with glass sliding doors, free standing bath, low level flush W/C, vanity wash hand unit with recessed basin and mixer tap, full height tiling & tiling to floor.

Rear Garden

Paved patio, outside tap, lighting, electrics, paved pathways, landscaped garden, decking area with lighting, abundance of trees, shrubs and flowers around the borders, further mature garden area to rear.

Garage

19' 4" x 8' 1" (5.89m x 2.46m)
Up & over door, ceiling light connection, wall mounted central heating boiler, space for washing machine & utilities.



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welcome to

Kidderminster Road South, Hagley, Stourbridge

- RENOVATED THREE BEDROOM HOME
- MODERN FIXTURES AND FITTINGS
- LARGE REAR GARDEN
- SUPER BESPOKE KITCHEN

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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