



**Greenfinch Road, Stourbridge DY9 7HY**



**welcome to**

## **Greenfinch Road, Stourbridge**

5 double bedroom detached family home, in a quiet location, of good size and finished to a quality standard throughout, having a double garage and tiered garden. Giving easy bus route access to the Merry Hill Centre and walking distance to Stourbridge Junction Train Station. Viewings are advised!

### **Entrance Porch**

Front facing double glazed windows and double doors, tiling to floor and step up to the front doors.

### **Entrance Hall**

Full height sliding double doors, ceiling light, radiator, storage cupboard. Stairs to first floor.

### **Lounge**

14' x 11' ( 4.27m x 3.35m )

Garden facing double glazed window, ceiling light connection, radiator, inset gas fire with feature surround.

### **Dining Room**

12' into bay x 11' 11" ( 3.66m into bay x 3.63m )

Front facing double glazed bay window, ceiling light point, central heating radiator.

### **Inner Hallway**

Rear facing double glazed door, ceiling light connection. Door leading to garden and door to utility/WC. Tiling to floor and walls.

### **Kitchen/diner**

25' 3" x 9' 5" min ( 7.70m x 2.87m min )

Two rear facing double glazed windows, two radiators, wall mounted base units and drawers with worktop surfaces over, stainless steel sink and drainer. Space for rangemaster oven, fridge freezer and dishwasher. Door to inner hallway.

### **Utility Room/w.C**

8' x 11' ( 2.44m x 3.35m )

Two side facing double glazed windows, two ceiling light connections, radiator, low level w/c, basin, space for washing machine and tumble dryer.

### **Landing**

Being of split level, two ceiling light connections, loft hatch.

### **Bedroom One**

14' 5" x 10' 5" ( 4.39m x 3.17m )

Front facing double glazed window, ceiling light connection, radiator, range of fitted wardrobes with folding doors.

### **Bedroom Two**

12' max x 13' ( 3.66m max x 3.96m )

Front facing double glazed window, ceiling light connection, radiator.

### **Bedroom Three**

11' 11" x 10' 3" min ( 3.63m x 3.12m min )

Rear facing double glazed window, ceiling light connection, radiator, fitted wardrobes with sliding doors.

### **Bedroom Four**

11' 6" x 8' 11" ( 3.51m x 2.72m )

Rear facing double glazed window, ceiling light connection, radiator, fitted wardrobes with folding doors.

### **Bedroom Five**

9' 11" x 9' 8" ( 3.02m x 2.95m )

Front facing double glazed window, ceiling light connection, radiator. Used as an office/sewing space.

### **Bathroom**

Good sized bathroom. Rear facing double glazed obscure window, ceiling light connection, bath with shower attachment over, low level w/c and hand basin.





### **Shower Room**

Rear facing double glazed obscure window, downlights, walk-in shower, w/c and hand basin. Tiled walls.

### **Front Garden**

Tarmac driveway, outside lighting, front lawn and access to rear garden and step up to porch.

### **Rear Garden**

Paved patio area, outside lighting, side gate access, steps up to lawned and patio/seating area. There is an ornate fish pond to rear, rear garden shed on a brick base. The garden is surrounded by wood panel fencing, mature trees and shrubs. Outside tap, electric point and green house.

### **Garage**

Electrically operated up and over door, two ceiling light connections, electrics and gas meters.



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welcome to

## Greenfinch Road, Stourbridge

- Detached
- 5 Beds
- Close Proximity to Stourbridge Junction Train Station & Pedmore Technology College
- Double Garage
- Pleasant Rear Garden with Fish Pond

Tenure: Freehold EPC Rating: D

offers in excess of

**£525,000**



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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