

FOR SALE

The traditional detached residence

Situate

**No.26 Broughton Road
Pedmore
Stourbridge
DY9 0XP**



- * Three bedrooms * Two reception rooms
- * Fitted bathroom * Fitted kitchen
- * Ground floor cloaks & useful stores * Attractive front & rear gardens
- * Double glazing and Central heating * Useful boarded attic storage * Freehold
- * NO UPWARD CHAIN *

**OFFERS AROUND
£425,000**

Situation & Description

The property lies in a quiet established and favoured residential area on the south east side of Stourbridge, approximately one and a half miles from the town centre. All necessary facilities are within a reasonable distance, including shops, good schools and colleges, and transport services by road and rail. There is good access to surrounding towns of the industrial West Midlands, Birmingham city centre and the motorway network.

The property has been in the same ownership for many years, and there is now an opportunity for a new owner to carry out some general updating and refurbishments works, on a house where there is scope for extending, subject to the obtaining of usual planning and building regulation approvals.

The property comprises a traditional detached residence built around 1962 forming part of a mixed development constructed by popular developers A & J Mucklow Ltd.

The property is of traditional cavity brick and tile construction, and stands back from the road behind an open plan fore-garden with driveway that provides good off road parking for several vehicles.

Accommodation

Please see floor plan within these sales details, the well planned accommodation lends itself to further extension, subject to usual consents being obtained, and comprises briefly;

On the ground floor

Canopy porch entrance with doorway to

Reception hall 9' 9" x 14' 3" max with stairs off to first floor, and useful cloaks cupboard. Doors radiate to

Front reception / Dining room 12' 0" x 12' 4" into bay

Living room (rear) 14' 0" x 12' 0"

Kitchen (rear) 9' 8" x 9' 6" with range of base and wall cupboards, integrated double oven, plumbing for dishwasher and washing machine

Useful walk in **Pantry** off, with fitted shelving

Rear lobby with **separate w.c.** off, with low flush cistern and obscure glazed side window

Useful **stores cupboard** 4' 5" x 4' 4" approx.

On the first floor

Landing with side window

There are three bedrooms measuring respectively

Bedroom No.1 (front) 13' 1" x 12' 0" with range of fitted wardrobes

Bedroom No.2 (rear) 12' 0" x 11' 0" approx.

Bedroom No.3 (front) 10' 2" x 9' 10" also with fitted wardrobes

House bathroom (rear) 9' 8" x 8' 0" with tiled walls and suite comprising pedestal hand basin, low flush w.c., corner bath and separate shower cubicle. Inset airing cupboard with insulated hot water cylinder, fitted shelving

Roof void - a hatch to the landing ceiling gives access to the useful roof void, measuring 13' 9" x 8' 2" and approached by a sliding aluminium light weight ladder. The area is boarded and has a window to the side elevation. This useful area has further potential if so desired

Outside

Adjoining garage 16' 2" x 8' 1" approx., of brick construction having un-equal split replacement garage door, obscure glazed side window, gas and electricity meters and housing the Worcester Bosch wall mounted central heating boiler

To the right hand side of the main house is a useful **brick built store**, accessed from the front elevation

Garden

A tarmacadam surfaced and gated pathway to the left hand side of the property leads to the rear **garden**. This is well tended and of reasonable size, containing a paved patio together with a central shaped lawn flanked by well kept borders, all enclosed by timber panelled fencing.

General Information

Council Tax: Band 'E', with a charge of £2491.59 for 2025 / 2026 (Dudley MBC).

Services: Mains drainage, water, gas and electricity are connected. There is a gas fired central heating system of radiators served by the Worcester boiler located in the garage.

Fixtures & fittings: In addition to those already mentioned in these particulars, the asking price includes all carpets and floor coverings as fitted.

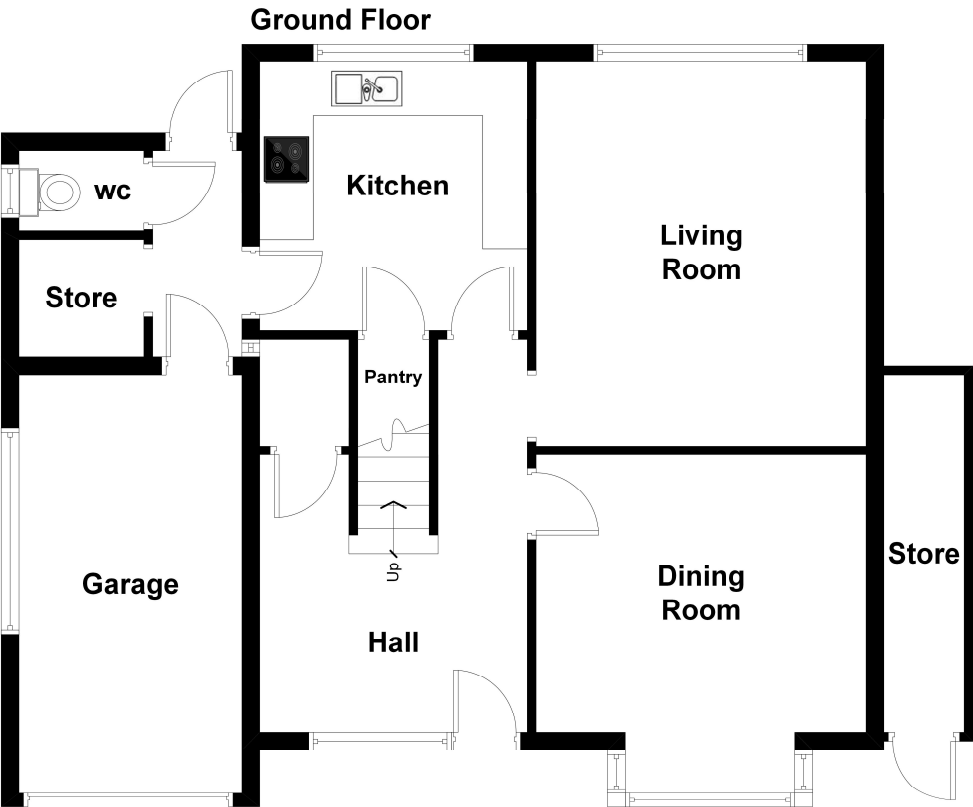
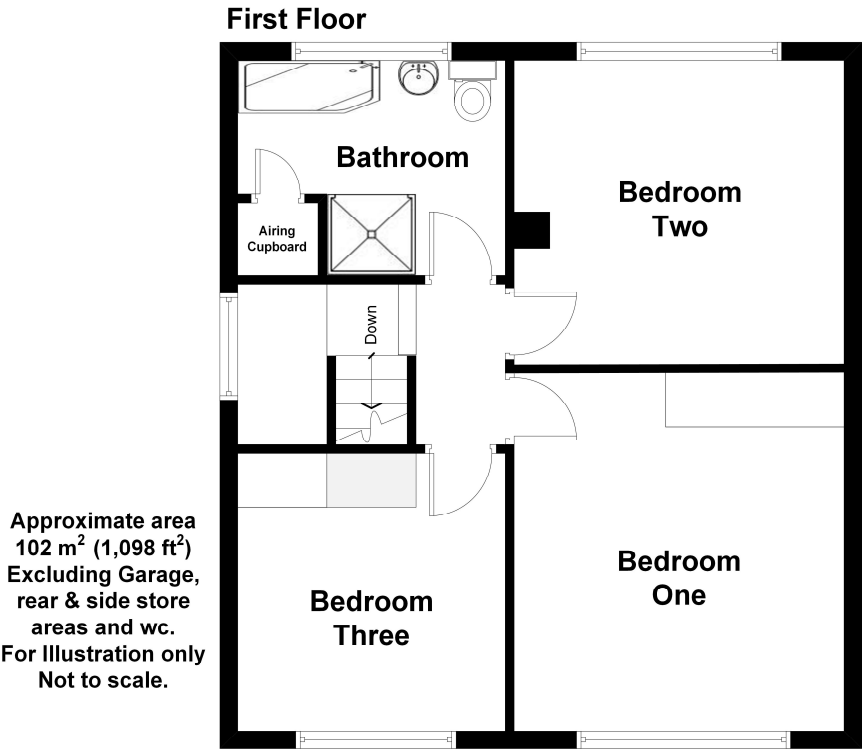
Tenure : Freehold tenure, with vacant possession on completion.

Viewing: Viewing strictly by prior arrangement only with the selling agents, tel. 01384 440466.

E.P.C.: The property has an Energy Performance Certificate with an assessment band D-67, valid until 24 September 2035.



FLOOR PLAN:



IMPORTANT NOTICE:

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.

If floor plans are included they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to purchase please contact us before viewing the property.