

PHOTOS

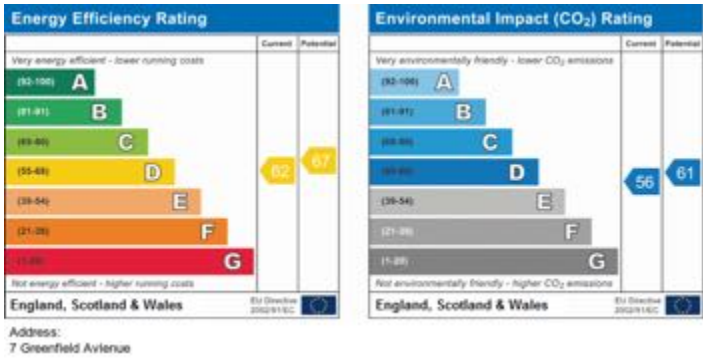


ianperks  
estate agent

7 Greenfield Avenue, Stourbridge



ENERGY RATING





# FOR SALE

## 7 Greenfield Avenue, Stourbridge, DY8 1ST

### Introduction

We are pleased to offer for sale 7 Greenfield Avenue, Stourbridge, an early Edwardian (1902) abutting, semi-detached, three storey house retaining many original features and offering spacious, six bedroomed accommodation over three floors.

Combination gas fired centrally heated accommodation comprises porch reception with original Minton tiled floor and original glazed dado tiles, magnificent reception hall, again with original Minton tiled floor, glazed dado tiles, panel doors and corniced ceiling, cellar, two large reception rooms, both with period style fire places, large breakfast room. Kitchen with a range of high gloss units and a range of integrated appliances, On the first floor an original turned spindle balustrade and staircase rises to the central landing with three large bedrooms leading off. House bathroom. To the second floor, again with a turned spindle balustrade, radiate three further bedrooms and second bathroom. Two car parking to the dropped kerb frontage. Enclosed private garden to the rear.

Standing back from the road behind a dropped kerb tarmacadam vehicular full width driveway. Double arched doors open to

### Accommodation (Ground Floor)

#### Porch Entrance

With Minton tiled floor and original glazed dado tiles, fitted hat and coat strip, light point to corniced ceiling, door and entry passage giving access to the rear garden. Original panel front door opens to

#### Imposing Reception Hall

Featuring the original Minton tiled floor, deep moulded skirting and corniced ceiling, original plaster archway, light point to ceiling, power points, telephone point, turned spindle balustrade and full turn staircase rises to the first and second floors. Cellar head with steps leading down to cellar with quarry tiled floor, light points, gas and electric service meters. From the Reception Hall original panel doors open to

#### Front Reception Room

Comprising front panelled secondary double glazed bay window, cast iron fire place with wooden mantle and surround, tiled hearth, living flame gas coal fire (not tested), light point to corniced ceiling, original picture rail, deep moulded skirting, double panel radiator, power points, TV connection point, wired for two wall lights.

#### Rear Reception Room

Featuring the original black inlay slate fire surround with cast iron fire place and inset tiled cheeks, tiled hearth, light point to corniced ceiling, original picture rail, deep moulded skirting, rear sash window and panelling beneath, double panel radiator, power points. Glazed door giving access to breakfast room.

#### Rear Hallway

Again featuring the original Minton tiled floor with deep moulded skirting, lighting point. Glazed door opens to

#### Breakfast Room

A contemporary style room with two roof line velux windows, rear original sash window and double opening glazed doors leading to the rear court yard and garden, panel radiator, power points, slate effect tiled floor, wired for two wall lights. From the Breakfast Room, a full glazed door leads to

#### Well Equipped and Fitted Modern Kitchen

With black high gloss base and wall cupboards, laminate work surfaces and matching up stands, inset bowl and a half sink unit, a host of built-in and fitted appliances include two inset ovens, a five-ring gas hob and glass and brushed steel extractor hood, dishwasher, fridge, integrated fridge and freezer and washing machine, slate effect tiled floor, inset down lighting to ceiling, roof line velux window, two double opening french doors lead to the rear garden, side door access to patio and garden, side sash window, power points.

### Accommodation (First Floor)

Full turn staircase with spindle balustrade and return rises to

#### Central Landing

With light point to ceiling, panel radiator, power points, deep moulded skirting. Original panel doors radiate to the following:-

#### Bedroom One (Front)

Comprising front secondary double glazed bay window, deep moulded skirting, two lighting points to ceiling, original picture rail, power points, double panel radiator. Full range of built-in and fitted wardrobes, cast iron fire place and surround.

#### Bedroom Two (Rear)

A second double bedroom comprising rear sash window, panel radiator, power points, light point to ceiling, deep moulded skirting. Built-in wardrobe with hanging rail and top cupboards above. Cupboard housing Worcester gas fired combination central heating boiler serving hot water and the central heating system as used throughout the property.

#### Bedroom Three (Front)

A large third bedroom with original cast iron fire surround, double panel radiator, power points, deep moulded skirting, light point to ceiling, picture rail. Front secondary double glazed sash window.

#### House Bathroom

Featuring a free standing period style tub bath on clubbed feet, pedestal wash hand basin and WC. Full period style suite in White. Down lighting to ceiling, ceramic tiled floor, rear opaque sash window, period style radiator/towel rail.

### Accommodation (Second Floor)

Full turn staircase with spindle balustrade and return rises to

#### Central Landing

With original ski light windows, deep moulded skirting. Panel doors lead to the following:-

#### Bedroom Four (Front)

A large double bedroom comprising front secondary double glazed sash window, original cast iron fire surround, spot lighting to ceiling, double panel radiator, mirror fronted sliding wardrobes with hanging rail and shelves above.

#### Bedroom Five (Front)

Comprising front secondary double glazed sash window, light point to ceiling, double panel radiator, power points.

#### Bedroom Six (Rear)

Comprising two rear facing velux windows to the mansard ceiling, panel radiator, power points.

#### Bathroom Two

Comprising corner shower cubicle with glazed entry door, direct feed shower unit, pedestal wash hand basin and WC. Full suite in White with complimentary tiling, chrome tubular radiator/towel rail, rear double glazed velux window, inset down lighting and wall light.

### Outside

#### Rear Paved Courtyard And Garden

With outside cold water tap, decked patio, gravelled and bordered private garden.

### General

#### Tenure

We believe the property to be Freehold.

#### Services

We understand all mains services are installed, however none have been tested.

#### Possession

Immediate vacant possession will be give upon legal completion.

#### Local Authority

Dudley Metropolitan Borough.

#### Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

#### Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you. Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation. We will write to you to confirm the owner's decision. If your offer is accepted, we will then notify solicitors.

#### Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

#### Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

#### Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.