

PHOTOS

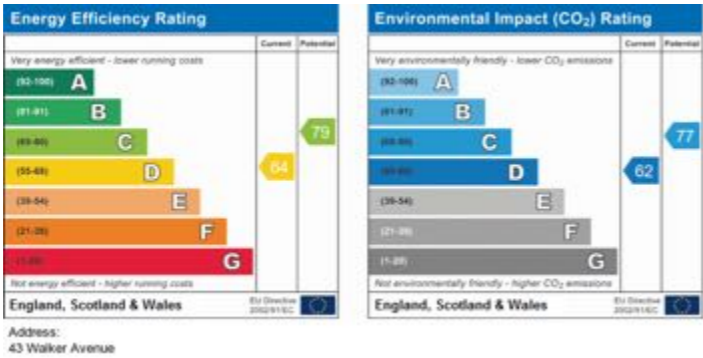


ianperks
estate agent

43 Walker Avenue, Stourbridge



ENERGY RATING



FOR SALE

43 Walker Avenue, Stourbridge, DY9 9EL

Introduction

We are pleased to offer for sale 43 Walker Avenue, an extended, traditional Mucklow semi-detached family home constructed circa 1957 and benefiting from full double glazing and gas fired combination central heating system (installed in 2010). Backing onto school playing fields, number 43 offers the ideal family home. Well presented, ready-to-move-in accommodation comprises enclosed porch entrance, reception hall, dining room to the front, extended living room to the rear enjoying a view to the garden Kitchen with cooker and hob included. On the first floor three good sized bedrooms, bathroom. Outside excellent parking to the front. Garage. Brick built stores/hobby work shop. Well tended and extensive rear garden.

Standing well back from the road behind a lawned and bordered fore garden with paved vehicular driveway. UPVC double glazed sliding door opens to

Enclosed Porch Entrance

With tiled step, lantern light. Double glazed hardwood front door with matching side panel opens to

Accommodation (Ground Floor)

Reception Hall

Comprising panel radiator, coved ceiling, wired for wall light, power point, telephone point. Under stairs storage with two fitted shelves and light point.

Dining Room (Front)

Comprising front double glazed window with side and top opening light, double panel radiator beneath, power points, light point to coved ceiling.

Extended Living Room (Rear)

Featuring a rear UPVC double glazed picture window enjoying an extensive and open view to the garden and playing fields beyond, double panel radiator beneath, flame effect electric fire and contemporary style surround, power points, TV connection point, two lighting points to coved ceiling.

Kitchen (Rear)

Offering a full range of wood grain laminate base and wall cupboards, black granite effect laminate roll topped work surfaces and tiled splash backs, inset bowl and a half stainless steel sink unit with mixer taps, four ring Neff gas hob and Neff electric oven, plumbed for domestic appliance and waste outlet, double panel radiator, rear double glazed window enjoying a full length view to the garden, two lighting points to ceiling, power points, vinolay floor covering, rear double glazed door gives access to the garden.

Accommodation (First Floor)

Staircase rises to

Landing

With light point to ceiling, access to roof space, power point. The following leading off:-



Bedroom One (Front)

Comprising front double glazed bay window, full range of built-in and fitted wardrobes and central drawer unit with mirror back and wall light, light point to ceiling, panel radiator, power points, telephone extension point.

Bedroom Two (Rear)

A second double bedroom comprising rear double glazed window enjoying a full length view to the garden, range of two double built-in wardrobes and three drawer unit, double panel radiator, power points, light point to ceiling.

Bedroom Three (Front)

A good sized third bedroom comprising front double glazed window with top opening light, light point to ceiling, power points, panel radiator.

Bathroom (Rear)

Being fully glazed tiled and comprising fully enclosed shower unit with glazed entry door, Triton T80 electric shower unit and adjustable hand attachment, pedestal wash hand basin and WC. Full suite in White. Rear opaque double glazed window with top opening light, panel radiator light point to ceiling.

Outside

Garden (Rear)

With side gated access, outside security light and cold water tap. Useful brick built hobby workshop/stores with side access door and front facing window. The property enjoys an established, well tended garden with full width paved patio and pathway leading through a shaped lawned garden with side borders, all backing onto enclosed school playing fields.

Garage

With two thirds/one third split panel door, side access door leading to the garden, concrete floor, light point, power points, wall mounted Worcester gas fired combination central heating boiler serving instant hot water and the central heating system as used throughout the property, Honeywell frost stat.

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.

Dimensions (ft/m)

Front Reception: 12'10" x 11'6" / 3.92m x 3.52m (max into bay); Rear Reception: 16'8" x 11'5" / 5.08m x 3.50m; Kitchen: 7'6 x 13'6" / 2.13m x 4.13m; Bedroom 1 (Front): 13'7" x 11'1" / 4.14m x 3.38m; Bedroom 2 (Rear): 11'0" x 11'5" / 3.36m x 3.50m; Bedroom 3 (Front): 7'9 x 8'0" / 2.37m x 2.45m; Garage: 15'10" x 7'5" / 4.83m x 2.26m

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.