

PHOTOS

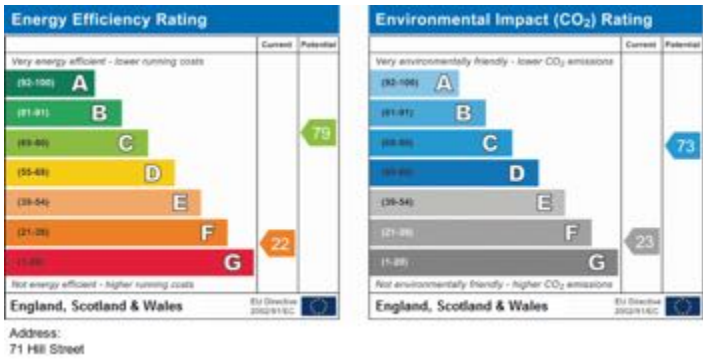


ianperks
estate agent

71 Hill Street, Stourbridge



ENERGY RATING



FOR SALE

71 Hill Street, Stourbridge, DY8 1AR

Introduction

We are pleased to offer for sale 71 Hill Street, Stourbridge, presenting a rare opportunity to purchase a period home located in the heart of the old quarter with the benefit of a large garden and off-road parking.

Constructed circa 1899, number 71 retains many original features which could be retained in the restoration and refurbishment of this unique property. Original 1899 features include quarry tiled hall floor, panel doors, deep moulded skirting and corning and original pitch pine sash windows.

Accommodation includes reception hall, two reception rooms, lobby. Kitchen. Bathroom. To the first floor three large bedrooms radiate from a central landing. Outside there is a larger than average garden, off road parking and garage.

Standing back from the road behind a small, walled fore garden with vehicular and pedestrian gate access. Panel front door opens to

Accommodation (Ground Floor)

Reception Hall

Featuring a 6" quarry floor laid to a diamond pattern (requires attention), light point, power point. Original panel doors open to the following:-

Front Reception Room

Comprising a pitch pine original sash bay window, deep moulded skirting and corniced ceiling, tiled fire place, light point, power point.

Rear Reception Room

Comprising rear pitch pine sash window enjoying a full view over the garden, deep moulded skirting, light point to ceiling, power point, tiled fire place. Panel door opens to

Vestibule

With pantry leading off, having a side facing sash window, under stairs storage cupboard.

Kitchen (Rear)

With 9" quarry tiled floor, Rayburn Royal range cooker (condition unknown), sink unit, side sash window, power point. Side door gives access to the garden.

Bathroom

Comprising side metal frame window, Royal Doulton wash hand basin, cast iron panel bath, WC, light point.

Accommodation (First Floor)

Staircase rises to

Central Landing

With spindle balustrade return, light point to ceiling, access to roof space. Built-in closet cupboard. NB Agent's Note - We are aware of a number of properties within this locality who have converted the loft space for additional living space, taking the staircase off this generous Landing (this is subject to local authority regulations and approvals). Original panel doors open to the following:-

Bedroom One (Front)

A large double bedroom comprising a pitch pine sash window, deep moulded skirting, tiled fire place, light point to ceiling.

Bedroom Two (Rear)

A second double bedroom comprising rear pitch pine sash window that overlooks the garden, light point to ceiling, deep moulded skirting.

Bedroom Three (Rear)

A large third bedroom, again with a pitch pine sash window overlooking the garden, deep moulded skirting, light point to ceiling. Airing cupboard with copper hot water cylinder (condition unknown).



Outside

Garage

Of concrete block construction with gated vehicular access, wooden double doors to the front, three side and one rear windows, rear door access to garden.

Garden

The property benefits from a larger than average garden, being walled to the front, substantial fencing to the side and rear set to concrete posts and gravel boards with rear gated service access. A large, flat lawned area with central pathway and small blue brick courtyard area. All enjoying a southerly facing aspect.

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: 11'2" x 14'1" / 3.40m x 4.29m (max into bay); Rear Reception: 11'2" x 12'3" / 3.40m x 3.75m; Kitchen: 7'11" x 17'6" / 2.42m x 5.55m (max); Bedroom 1: 14'8" x 11'3" / 4.49m x 3.44m; Bedroom 2: 8'0" x 13'11" / 2.46m x 4.26m; Bedroom 3: 8'7" x 12'4" / 2.63m x 3.77m; Garage: 10'0" x 25'2" / 3.07m x 7.69m.

Important Note To Prospective Purchasers

There will be a Restrictive Covenant placed on the Property to the effect that the land cannot be sub divided or a second property erected in the garden. There will be a Restrictive Covenant within the Transfer Deed (TR1).

Closing Date For Offers

It is the Agent's and Vendor's intention to place a closing date on offers for the property. This will be announced at least two weeks prior to the closing date on our website. Please refer directly to our website for closing date and any additional information.

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.