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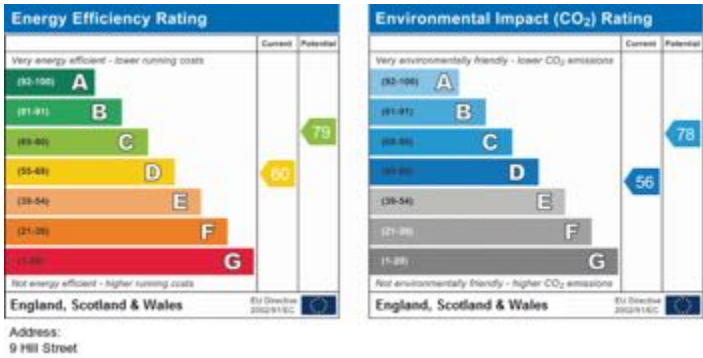


ianperks  
estate agent

9 Hill Street, Stourbridge



ENERGY RATING





# FOR SALE

## 9 Hill Street, Stourbridge, DY8 1AR

### Introduction

We are pleased to offer for sale 9 Hill Street, Stourbridge, presenting a rare opportunity to purchase a property within the old quarter of Stourbridge convenient for all amenities with the benefit of off road parking and a garage. Number 9 offers spacious and versatile accommodation that is offered with immediate vacant possession. Accommodation in brief, that is gas centrally heated and UPVC double glazed, comprises vehicular driveway and parking leading to the garden. Reception hall, large full width lounge to the front. L shaped dining area and open plan kitchen leading off. Ground floor wet room. Originally the third bedroom was located on the ground floor. This is currently being used as part of the large dining area. A small amount of remodelling would re-form the third bedroom with wet room bathroom ensuite leading off. On the first floor there are two further double bedrooms and a refitted bathroom. Outside to the rear is a large south facing garden.

Standing well back from the road behind a gravelled and small walled fore garden. Tarmacadam vehicular driveway affording parking and giving access to garage. UPVC double glazed front door with double glazed side panel opens to

### Accommodation (Ground Floor)

#### Central Reception Hall

With laminate flooring, turned spindle balustrade and staircase rises to the first floor, Honeywell central heating thermostat control, double panel radiator, power point, light point and smoke alarm to ceiling. Small pane glazed doors open to

#### Living Room (Front)

A full width living room featuring a living flame gas coal fire set to elevated marble hearth and back, wired for two wall lights, double panel radiator, TV connection points, power points, front small pane glazed bow window and deep sill.

#### Large L Shaped Dining Kitchen (Rear)

A versatile and spacious dining kitchen, the dining area having a central archway with the option to re-divide forming a third ground floor bedroom with ensuite facility leading off. Currently the lay out gives spacious and versatile accommodation that includes a side small pane UPVC double glazed window, spot lighting and light point to ceiling, laminate flooring, panel radiator and power points. A distinct kitchen area to the rear offers a comprehensive range of shaker style base units with laminate roll topped work surfaces and tiled splash backs, inset bowl and a half stainless steel sink unit and mixer tap, Bosch stainless steel extractor hood, electric cooker point, power points, panel radiator. Space for fridge freezer and domestic appliance, laminate flooring, two lighting points to ceiling, rear small pane UPVC double glazed window enjoys a view to the garden and UPVC double glazed french door gives access to the rear patio and garden.

#### Lobby/Utility Area

With side opaque UPVC double glazed window, plumbed for domestic appliance and waste outlet, laminate work surface, light point to ceiling.

#### Wet Room

Being fully glazed tiled and non slip flooring, Triton T80 electric shower unit and adjustable hand attachment, wash hand basin and WC. Suite in White. Rear opaque UPVC double glazed window, panel radiator, spot lighting to ceiling, electric extractor vent.

### Accommodation (First Floor)

From the Reception Hall staircase rises to

#### Central Landing

With fitted smoke alarm, wired for wall light, power point. The following leading off:-

#### Bedroom One (Front)

A full width double bedroom comprising front UPVC double glazed window, panel radiator beneath, telephone connection point, power points, light point to ceiling, two wall lights.

#### Bedroom Two (Rear)

A second double bedroom comprising full height range of mirrored wardrobes with hanging rail and housing airing cupboard with pre-lagged copper hot water cylinder and immersion heater installed, Honeywell central heating thermostat control. Rear UPVC double glazed window enjoying a full length view to the garden, panel radiator beneath, power points, light point to ceiling.

#### Refitted Bathroom (Rear)

A well fitted bathroom being fully glazed tiled and having non slip vinyl flooring and comprising panel bath, WC, wash hand basin. Full suite in White with contemporary chrome fittings. Down lighting and electric extractor vent to ceiling, access to roof space. Rear opaque UPVC double glazed window, chrome tubular radiator/towel rail, wall mounted storage cabinet.

### Outside

#### Garage

With up-and-over door, concrete floor, rear access door to garden, side opaque UPVC double glazed window.

#### Garden (Rear)

The property enjoys an excellent sized garden with full width paved patio, lawned garden with elevated borders. 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)

Lounge: 15'6" x 11'4" / 4.74m x 3.45m; Open Plan Kitchen / Diner: 16'1" x 25'2" / 4.91m x 7.68m (max distances); Bedroom 1: 16'1" x 9'10" / 4.91m x 3.00m; Bedroom 2: 9'6" x 10'10" / 2.89m x 3.30m; Garage: 7'10" x 15'11" / 2.40m x 4.86m

#### 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.