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14 Longlands Avenue
Stourbridge

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14 Longlands Avenue, Stourbridge, DY8 3TU

Built by Persimmon Homes in 2021 to their Kendal design, this immaculately presented 4 bedroom detached family home offers immense space and well planned accommodation throughout, with a single storey extension to the rear creating a versatile layout to the ground floor and 4 generous Bedrooms with an en-suite to Bedroom 1. This very stylish property has added wow factor and represents a fantastic opportunity not to be missed – but be quick, early viewing is essential.

The property is pleasantly situated in the popular Old Quarter of Stourbridge, well placed for amenities and schools, near to Mary Stevens & Greenfield Parks and within close proximity to Stourbridge Town having excellent bus and railway links.

With gas central heating, UPVC double glazing and accommodation comprising: Reception Hall, Lounge, Cloakroom, Kitchen/Diner, Sitting Room, Landing, 4 good sized Bedrooms, En-suite Shower Room, House Bathroom, Garage and easy maintenance rear Garden.

OVERALL A BEAUTIFULLY PRESENTED FAMILY HOME WHICH IS TURN THE KEY READY MOVE IN CONDITION. – VIEWING IS HIGHLY RECOMMENDED!

On the Ground Floor, there is a Reception Hall having a composite front door, stairs to 1st floor and doors leading off.

There is a good sized Lounge to the front which features an electric fire with surround and UPVC window to the front.

The Guest Cloakroom has a white WC, hand basin, radiator and spotlights.

The Kitchen/Diner is located to the rear with defined Kitchen and Dining Area. The Kitchen is fitted with a range of grey 'Shaker' style wall and base cupboards, quartz worktops with upstand, inset sink, double oven, induction hob with extractor fan, dishwasher, washing machine and double glazed rear window. The Dining Area has an understairs cupboard and opening into the Sitting Area.

The Sitting Area was built by the current owners in 2023 and benefits from Velux windows, stylish vertical radiator and French doors leading out to the rear Garden.

There is a single Garage with up and over door, electric, lighting, space for appliances and houses the 'Ideal' boiler.

On the 1st floor, there is a spacious Landing with pull down loft ladders, airing cupboard and doors to;

Bedroom one is a double room and features dual aspect windows and door to en-suite Shower Room. The Shower Room is fitted with a white suite comprising; wc, shower cubicle, pedestal sink, half tiled walls, vertical radiator and spotlights.



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There are 3 additional Bedrooms, of which Bedroom 2 and 3 are double. The contemporary Family Bathroom has a white suite comprising; wc, pedestal sink, bath with electric shower over, partly tiled walls, vertical radiator and spotlights.

The easy maintenance and private rear Garden has porcelain tiles with artificial lawn beyond. Furthermore, there is side access, electric points, outside water tap and outside lighting.

To the front, there is a tarmac driveway with parking, EV charging point and small lawn and gravel to side.

Tenure: Freehold.

Council Tax Band: E

Service Charge: Is approximately £218.09 per annum.

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

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FLOOR PLANS

Measurements:

Lounge: 4.2m x 3.1m

WC: 1.4m x 1.0m

Kitchen/Diner: 7.3m x 2.6m

Sitting Room: 2.5m x 2.5m

Garage: 4.8m x 2.5m

Landing:

Bedroom 1: 4.0m x 3.4m

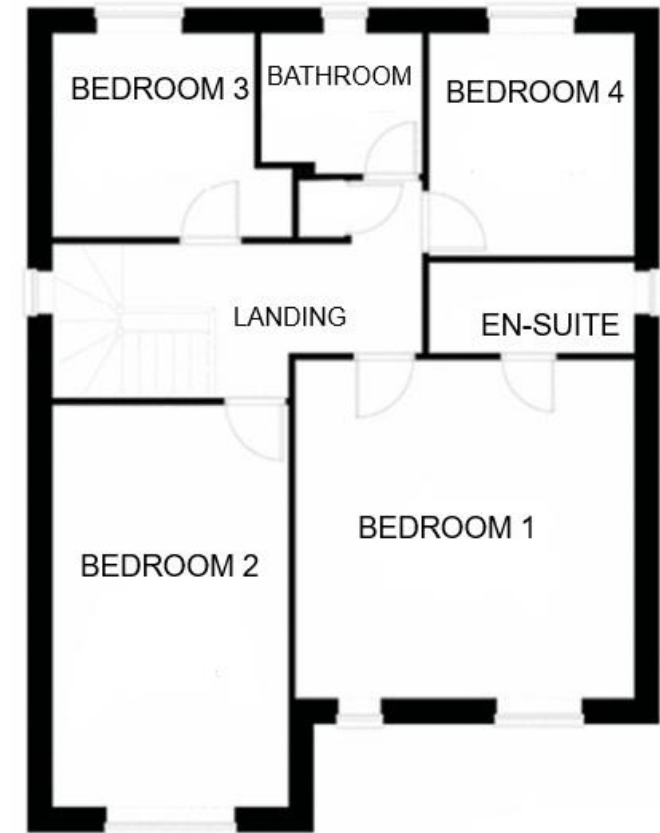
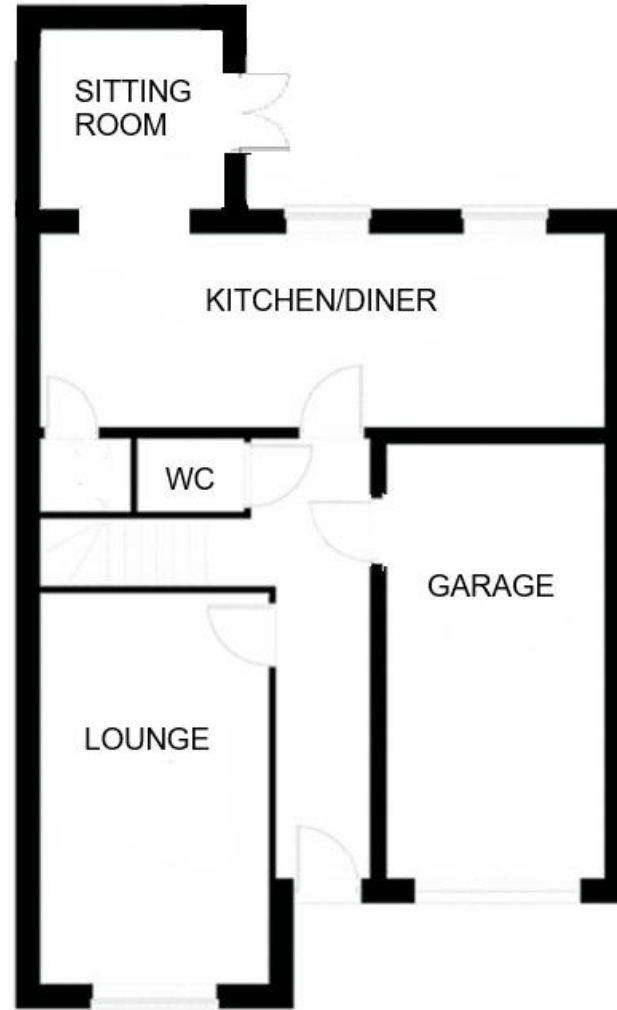
En-suite: 2.2m x 1.1m

Bedroom 2: 4.2m x 3.1m

Bedroom 3: 3.2m x 2.4m

Bedroom 4: 2.3m x 2.9m

Bathroom: 2.1m x 1.8m



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Important: 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 buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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