



37 Bowling Green Road
Stourbridge, DY8 3TY

Offers In The Region Of £235,000

A beautifully presented TWO bedroom end of terrace property within a popular area of Stourbridge, close to local amenities including Stourbridge train station.

This lovely property benefits from gas central heating, double glazing, oak doors, redecorated through out and NEW CARPETS. Briefly comprising: Lounge with log burner and wooden floors, dining room with access to the cellar, lovely kitchen with fitted appliances and wooden counters, master bedroom with vaulted ceiling and velux windows, second bedroom with wardrobes and a lovely shower room.

To the front of the property is a walled garden with steps to the front door. To the rear is a long garden laid to lawn with decked seating area. Council tax band B, EPC D. NO CHAIN.

Lounge

Window and door to front. Wood burner and wooden flooring

Dining Room

Window to rear and door to kitchen. Stairs to the first floor with understairs storage and hatch giving access to the cellar.

Kitchen

Window to rear and side. Stable door to the garden. A lovely range of eye and low level units with wooden countertops comprising: Kenwood range oven with five ring gas burner, 1 1/2 bowl stainless steel sink and drainer, freestanding 'American style' fridge freezer and washing machine. Tile flooring.

Landing

Access to loft space and smoke alarm. Doors to the bedrooms and shower room. New carpets.

Master Bedroom

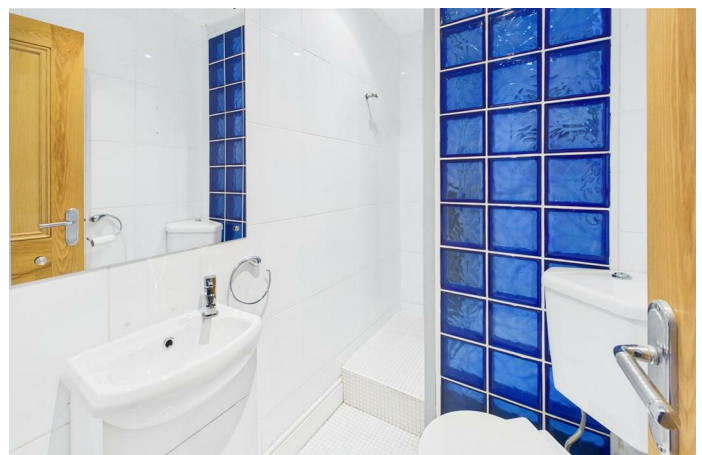
Window to front and four velux windows with electrically operated blinds. New carpets and inset spotlights.

Bedroom Two

Window to rear, cupboard housing Biasi gas boiler. Open fronted range of wardrobes with built in lighting. New carpets.

Shower Room

Double shower cubicle with feature glass block wall, vanity unit wash hand basin and low level WC. Tiled flooring.



Outside

FRONT: Walled low maintenance garden with steps to the front door.

REAR: Walled garden laid to lawn with patio area, decked seating area and wooden pathway. We believe there is a right of access over the property to the right to use the rear access alley, this is not currently in use.

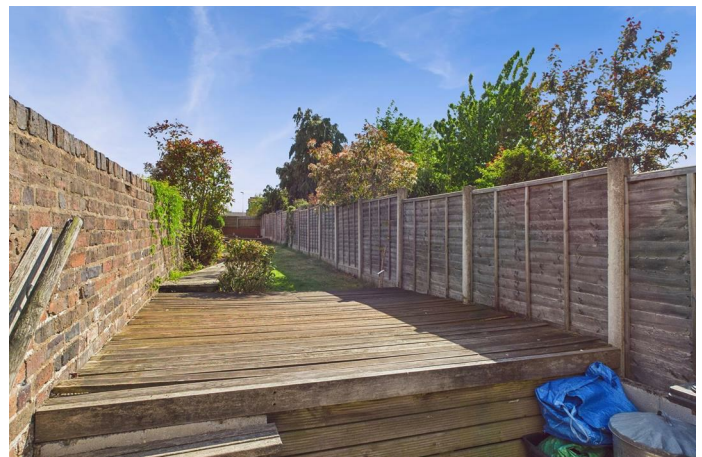
Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area^m

53.6 m²
576 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/**

BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.