



41 Western Road, Stourbridge, DY8 3XU

BERRIMAN  
EATON



# 41 Western Road, Stourbridge, DY8 3XU

Beautifully presented substantial family home with a wealth of charm and character in the popular old quarter of Stourbridge.

## LOCATION

Western Road is ideally situated close to schools and Stourbridge town centre amenities.

Most commercial centres within the West Midlands, North Worcestershire, The Black Country and Birmingham are easily within reach.

The Midlands motorway network being accessed via the M5 from Halesowen or Bromsgrove.

Stourbridge Junction railway station offers direct trains to Birmingham, Worcester, and London.

The Worcestershire, South Staffordshire and Shropshire countryside is in easy reach. Renowned for lovely walks, footpaths, bridleways, and quintessential English villages and beautiful riverside towns to explore.

## ACCOMMODATION

41 Western Road is a spacious, and light filled family home with an abundance of versatile living space.

Entrance Hall

Lounge having bay window to the front elevation and period style feature fireplace.

Dining Room with ample space for family dining and entertaining

Kitchen with a range of base and wall cupboards, bowl and half sink with mixer tap, oven hob and extractor, space for further appliances.

Rear Hall

Bathroom with WC wash hand basin and bath

Converted cellar with a window to give plenty of natural light, this would make a wonderful playroom, study or snug.

On the first floor there are two double bedrooms and refitted family bathroom with a soaking tub bath with shower over.

On the second floor there are two further bedrooms one having a window to the front elevation and period style fireplace and useful hanging space, the second bedroom has two roof lights and there is a WC with roof light.

## OUTSIDE

To the front of the property is an enclosed by an attractive brick wall with gated entrance.

The delightful rear garden with ample room for all the family having plenty of room for alfresco dining and entertaining family and friends there is a large lawn and ample space for storage sheds or a summer house.

## SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – Dudley

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Bridgnorth Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

<https://w3w.co/snail.cheeks.served>

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Price Guide  
£400,000

EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Total Approx Area: 145.0 m<sup>2</sup> ... 1560 ft<sup>2</sup>  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



