



1 Braemar Avenue, Ashwood Park, Stourbridge, West Midlands, DY8 5HU

Available with NO UPWARD CHAIN, this charming extended link-detached home sits proudly on a generous corner plot within the ever-desirable Ashwood Park Estate.

Owned by the same family for over half a century, this much-loved home offers a rare opportunity to acquire a property with both character and potential in a prime family-friendly location. With excellent schools, local amenities, and transport links all within easy reach, it's perfectly suited to modern family living.

Inside, the property offers spacious accommodation including an inviting entrance hall, cloakroom, extended lounge ideal for relaxing and entertaining, a separate dining room, and a well-appointed kitchen. Upstairs, three well-proportioned bedrooms are complemented by a shower room.

Outside, the property enjoys wraparound gardens, a garage, and generous off-road parking.

A wonderful home ready for its next chapter—early viewing is strongly advised.

Council Tax band C.
Epc Band D.

Asking Price £299,995

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Entrance Door

Being double glazed and opens in to the reception hall.

Reception Hall

Having a staircase to the first floor landing, radiator, doors to the cloakroom and the lounge.

Cloakroom

5'2" x 3'3" (1.6m x 1.0m)

Having a white suite with a wash hand basin built into a unit, W/C and double glazed window to the front.

Lounge

13'5" x 12'1" plus 8'6" x 5'6" (4.1m x 3.7m plus 2.6m x 1.7)



Having a double glazed bay window to the front, feature fire surround with marble effect backing and hearth with an inset gas fire, radiator and door to the dining room.

Dining Room

15'5" x 8'2" (4.7m x 2.5m)



Having a double glazed window to the rear, radiator, double glazed sliding patio door to the rear, door to understairs cupboard and door way to the kitchen.

Kitchen

11'1" x 7'10" (3.4m x 2.4m)



Fitted with a range of wall and base cabinets with cream gloss doors and butchers block effect work surface over, single drainer sink unit with mixer tap, built in double oven and induction hob with hood over, plumbing for washing machine and dishwasher, space for domestic appliance, part tiled walls, double glazed windows and door to the rear.

Kitchen



First Floor Landing

Having a double glazed window to the side, access to the loft space, doors to the bedrooms and shower room.

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Bedroom One

11'5" x 8'6" (3.5m x 2.6m)



Having a double glazed window to the rear and radiator.

Bedroom Three

8'2" x 6'10" (2.5m x 2.1m)



Having a double glazed window to the rear and radiator.

Bedroom Two

10'5" x 9'6" (3.2m x 2.9m)



Having a double glazed window to the front and radiator.

Shower Room

5'10" x 5'10" (1.8m x 1.8m)



Having a white suite comprising of a double shower enclosure with wall mounted shower, wash hand basin built into a unit, W/C, tiled walls, heated towel rail and double glazed window to the side.

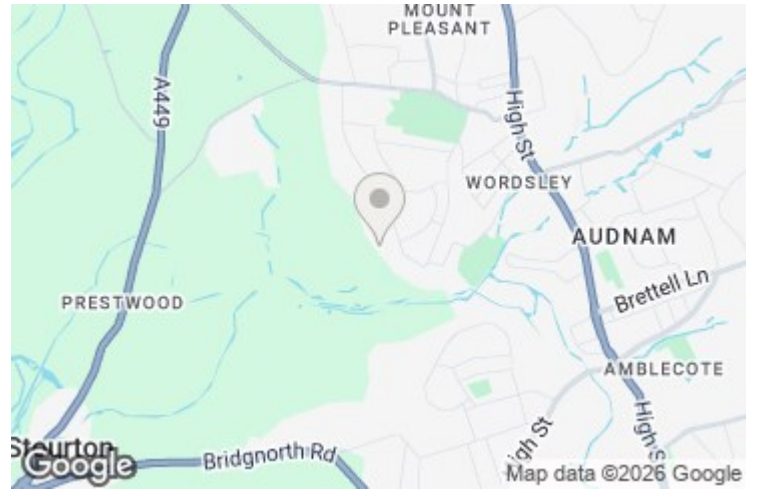
Outside

Having a driveway providing ample off road vehicular parking leading to the single garage and large lawned corner plot with side gated access to the rear garden.

Garage

Having an up and over door to the front with wall and base cabinets to the rear.

Rear Garden



Having a paved patio area leading the lawn area, space for shed and greenhouse.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Declaration

This property belongs to an employee of Severn Estates.

Council Tax

Dudley Council - Band C.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

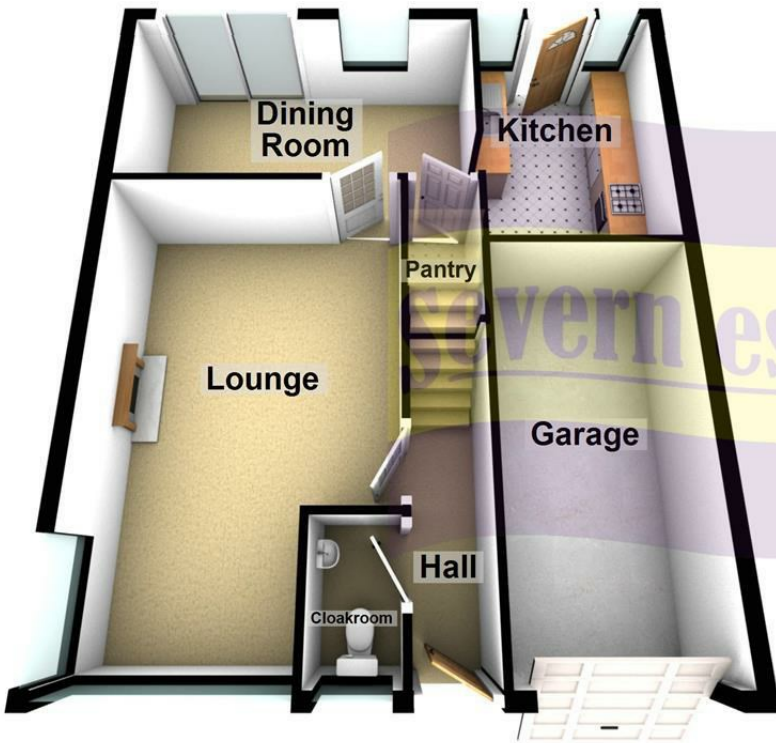
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

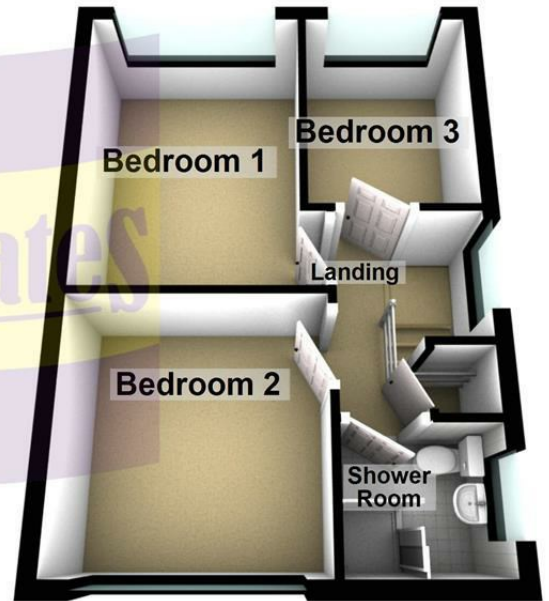
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	