



LexAllan

local knowledge exceptional service

17 Robins Close, Oldswinford, Stourbridge, DY8 2DG

**** DOES A LOCATION GET MUCH BETTER THAN THIS? ****
Nestled on a well known address in Oldswinford you are truly surrounded by superb amenities, transport links & schooling options to cater for all ages. This three bedroom semi detached property has been a loving family home for many years and is now ready for its next chapter. Benefitting from spacious accommodation, off road parking & a peaceful garden this truly is a must view.

In brief the property comprises; entrance hall, lounge, dining room, kitchen, three bedrooms & bathroom. A peaceful garden to the rear along with block paved driveway to front & tidy lawn. Call us today to arrange your viewing.



Approach

Block paved driveway with tidy lawn to front.

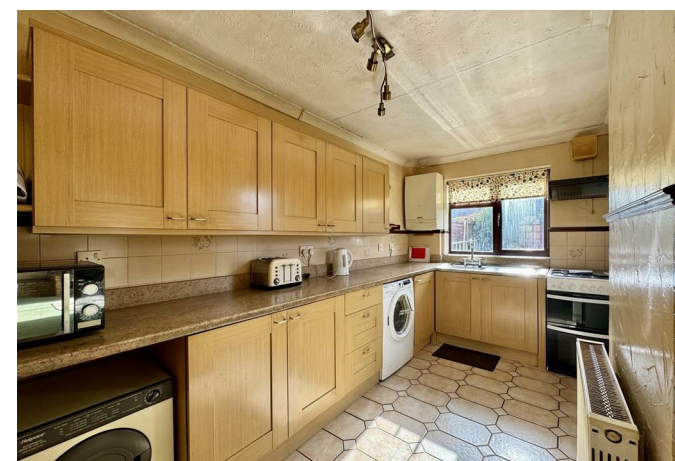
Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

15'10" x 11'5" (4.85 x 3.50)

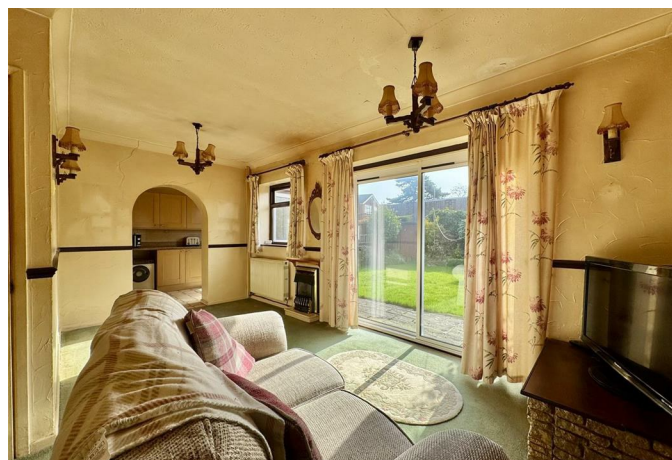
Gas fire with surround, double glazed bay window to front with additional window to side, central heated radiator.



Dining Room

16'8" x 11'1" (5.10 x 3.38)

Gas fire, patio doors open into the garden, central heated radiator, double glazed window to rear, two storage cupboards.



Kitchen

15'5" x 6'6" (4.70 x 1.99)

Variety of wall and base units, sink and drainer, plumbing for washing machine, double glazed window to rear, opening to the dining room, door off to the rear garden.

Landing

Spacious hall with doors off to all first floor.

Bedroom 1

11'8" x 9'4" (3.57 x 2.85)

Fitted wardrobes, double glazed window to front & side, central heated radiator.

Bedroom 2

11'2" x 9'10" (3.40m x 3.00m)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3

8'8" x 6'11" (2.64m x 2.11m)

Fitted wardrobe, double glazed window to front, central heated radiator, loft access.

Bathroom

Bath, shower, wash hand basin, w.c, central heated radiator, storage.

Garden

Peaceful rear garden with patio area, tidy lawn with mature shrubs throughout.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	71
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

