



EDEN MIDCALF
— SALES & LETTINGS —

£695,000
Stourton Crescent
Stourbridge, DY7 6RR

PROPERTY SUMMARY

A substantial and versatile three/four bedroom detached dormer property in Stourton offering spacious and flexible accommodation, including a self-contained annex ideal for intergenerational living. The property features an impressive open-plan kitchen, dining and family room, generous living room with feature fireplace, modern ground floor bathroom, master bedroom suite with dressing area and ensuite and two further great-sized double bedrooms. The annex can be accessed from the main accommodation or via a separate external door from the garden and features contemporary finishes perfect for multigenerational living, guest accommodation or independent family members. Outside, there is a large driveway providing ample off-road parking, garage/store and beautifully landscaped gardens with a garden room suitable for a home gym or office. EPC=C

4



3



2







LOCAL AUTHORITY
South Staffordshire

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Approximate total area⁽¹⁾
2421 ft²
224.9 m²

Reduced headroom
62 ft²
5.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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