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110 Ham Lane, Stourbridge, DY9 0UH

**** WELL KNOWN ADDRESS IN THE HEART OF PEDMORE ****

This extended three bedroom semi detached offers spacious accommodation throughout & is being offered with no upward chain. Benefitting from being surrounded by schooling options for all ages along with rail & road links this truly is a must view. Ham Lane is in need of modernisation & is perfect for those looking to place their own stamp on their next property. In brief the property comprises; porch, reception hall, lounge, dining room, kitchen & w.c. To the first floor are three bedrooms & house bathroom. To the rear is a peaceful garden along with parking & garage to the front. Call today to arrange your viewing.

Approach

Driveway to front with tidy lawn area.

Porch

Door off to reception hall.

Reception Hall

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

Lounge

18'11" x 10'11" (5.77 x 3.34)

Gas fire with surround, French doors open into the garden, two central heated radiators.

Dining Room

14'0" x 10'11" (4.27 x 3.33)

Double glazed bay window to front, central heated radiator.

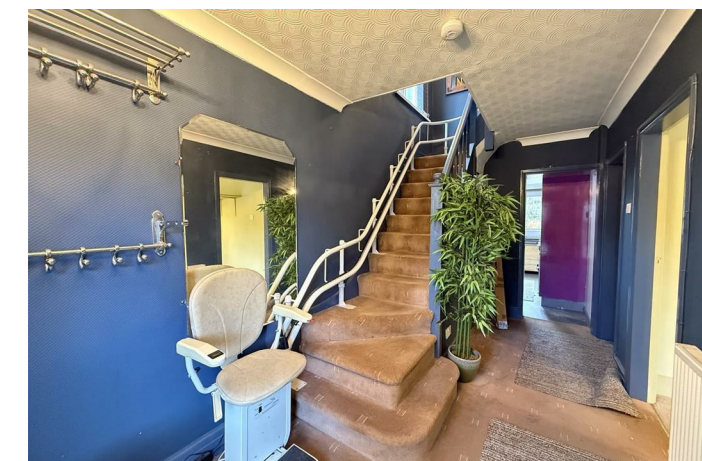
Kitchen

12'9" x 8'11" (3.91 x 2.74)

Variety of wall and base units, oven with extractor above, sink and drainer, double glazed window to side & rear, central heated radiator, door to rear garden.

W.C

Window to side, w.c, central heated radiator.



Landing

Doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

14'0" x 10'11" (4.27 x 3.33)

Double glazed bay window to front, central heated radiator.

Bedroom 2

12'1" x 10'11" (3.69 x 3.33)

Built in wardrobe, double glazed window to rear, central heated radiator.

Bedroom 3

7'10" x 7'3" (2.41 x 2.22)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Garden

A true asset is this substantial tiered garden that offers varies levels including tidy lawn area, patio & gravelled with mature shrubs throughout.

Garage

Door to front.

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.



