

EDEN MIDCALF
SALES & LETTINGS



£425,000
Six Ashes Road
Stourbridge, DY7 5BZ

PROPERTY SUMMARY

Willow End is a detached 3 bedroom house set within the small semi-rural village of Bobbington, offered for sale with no upward chain. Whilst in need of some updating, it presents an excellent opportunity to create a wonderful family home, with spacious ground floor living areas, a pleasant rear garden and private driveway for offroad parking. Additional features include double glazing and oil-fired central heating. EPC=E

3	
1	
2	





LOCAL AUTHORITY
South Staffordshire Council



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1320 ft²
122.6 m²

Reduced headroom
10 ft²
0.9 m²

(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.

GIRAFFE360

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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